

89-18-03-120-123.000-030

BECKLEY, MICHAEL R & N GAY

300 HENLEY RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/2

General Information

Parcel Number 89-18-03-120-123.000-030
Local Parcel Number 50-03-120-123.000-29

Tax ID: 029-99408-00

Routing Number 5003120-006

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294202-029
WAYNE-294202 (029)

Section/Plat 5003120

Location Address (1)
300 HENLEY RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

BECKLEY, MICHAEL R & N GAY
DAUGHERTY-BECKLEY
300 HENLEY RD
RICHMOND, IN 47374

Legal

PT NW SEC 3-13-1 1.215A



Transfer of Ownership

Date 01/01/1900 Owner BECKLEY, MICHAEL Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/13/2024 Misc: 2025 GENERAL REVAUATION
8/15/2018 Misc: 2019 GENERAL REVALUATION - REMOVE UTILITY SHED

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, and Total Value.

Data Source External Only

Collector 08/11/2024 js

Appraiser 11/13/2024 Nexus

Total Value \$22,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 3215 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	1221	\$21,500
Patio, Brick	231	\$4,000
Canopy, Roof Extension	119	\$1,900

Plumbing

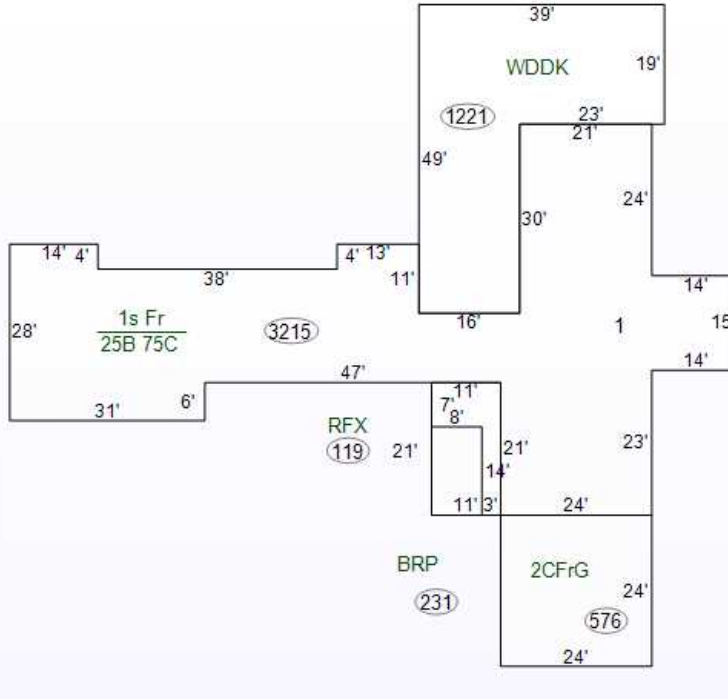
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	13

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	12

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	3215	3215	\$251,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	804	0	\$30,600	
Crawl	2411	0	\$11,800	
Slab				

Total Base \$293,400

Adjustments 1 Row Type Adj. x 1.00 \$293,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:375	\$11,100
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$315,400

Sub-Total, 1 Units

Exterior Features (+)	\$27,400	\$342,800
Garages (+) 576 sqft	\$24,700	\$367,500
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$343,613

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	C+2	1955	1955	70	F		0.85		4,019 sqft	\$343,613	47%	\$182,110	43%	100%	1.240	1.000	100.00	0.00	0.00	\$128,700