

General Information

Parcel Number 89-18-03-140-603.000-030
Local Parcel Number 50-03-140-603.000-29

Tax ID: 029-15555-00

Routing Number 5003140-028

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294383-029 WAYNE-294383 (029)
Section/Plat 5003140
Location Address (1) 2905 REEVESTON RD RICHMOND, IN 47374

Ownership

LEE, RICHARD D & CHERYL P
2905 REEVESTON RD
RICHMOND, IN 47374

Legal

LOT 23 ARTHUR M CHARLES 2ND ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 03/10/2025 and 01/01/1900.

Notes

10/31/2018 Misc: 2019 GENERAL REVALUATION

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source Aerial

Collector 09/19/2018 ts

Appraiser 10/31/2018 tw

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.31), Actual Frontage (95), Developer Discount, Parcel Acreage (0.31), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.31), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$26,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,900).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1632 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
Patio, Concrete	574	\$4,500
Stoop, Masonry	150	\$3,800
Canopy, Roof Extension	150	\$2,100

**Plumbing**

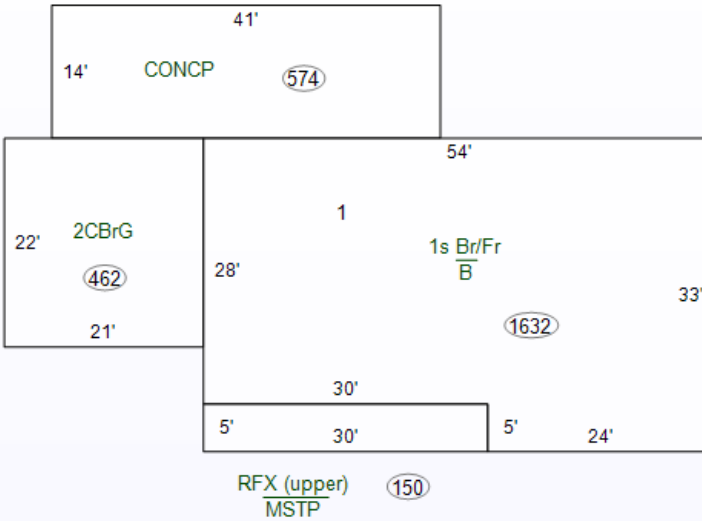
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value
RFX (upper) MSTP (150)		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1632	1632	\$154,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1632	0	\$47,600	
Crawl					
Slab					

<b>Total Base</b>	\$201,700
<b>Adjustments 1 Row Type Adj. x 1.00</b>	\$201,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:400	\$5,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1632	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$218,600	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$10,400	\$229,000
Garages (+) 462 sqft	\$19,400	\$248,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		\$221,697

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	5/6 Maso	C+1	1964	1964	61	A			0.85		3,264 sqft	\$221,697	42%	\$128,580	0%	100%	1.240	1.000	100.00	0.00	0.00	\$159,400