

89-18-03-210-304.000-030

HARRIS, CHRISTOPHER T & AM

215 HENLEY RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294291 (029)/2942

1/2

General Information

Parcel Number 89-18-03-210-304.000-030
Local Parcel Number 50-03-210-304.000-29

Tax ID: 029-30688-00

Routing Number 5003210-010

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 294291-029
WAYNE-294291 (029)

Section/Plat 5003210

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Water, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

HARRIS, CHRISTOPHER T & AMAND
215 HENLEY RD
RICHMOND, IN 47374

Legal

PT NE SEC 3-13-1 0.60A



Transfer of Ownership

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

Notes

11/13/2024 Misc: 2025 GENERAL REVAUATION
10/3/2018 Misc: 2019 GENERAL REVALUATION - ADD CONCP, A/C / REMOVE MS:1, MO:1

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

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

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 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 Value, CAP 2 Value, CAP 3 Value, and Total Value.

Data Source Aerial

Collector 08/22/2018 ts

Appraiser 10/03/2018 tw

Total Value \$34,900

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2042 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
Porch, Open Masonry	224	\$11,300
Patio, Concrete	280	\$2,000

**Plumbing**

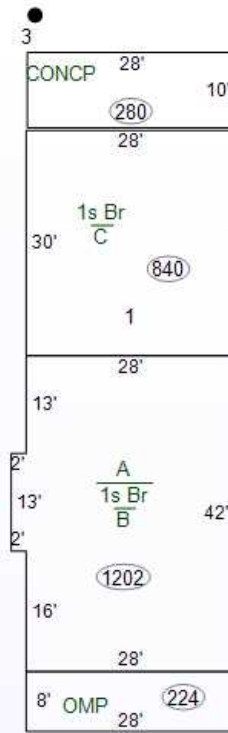
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	9

**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
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	2042	2042	\$186,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1202	0	\$9,200	
Bsmt	1202	0	\$39,200	
Crawl	840	0	\$7,000	
Slab				

**Total Base** \$241,600

**Adjustments 1 Row Type Adj. x 1.00** \$241,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:2042 \$5,800
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$250,600

**Sub-Total, 1 Units**

Exterior Features (+) \$13,300 \$263,900

Garages (+) 0 sqft \$0 \$263,900

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

**Replacement Cost** \$235,531

**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	Brick	C+1	1925	1956	69 A		0.85		4,446 sqft	\$235,531	42%	\$136,610	0%	100%	1.100	1.000	100.00	0.00	0.00	\$150,300
2: Detached Garage/Boat H	1	Brick	C	1925	1925	100 A	\$61.96	0.85	\$52.67	20'x20'	\$21,066	45%	\$11,590	0%	100%	1.100	1.000	100.00	0.00	0.00	\$12,700
3: Utility Shed	1	SV	C	1995	1995	30 A		0.85		12'x20'		60%		0%	100%	1.100	1.000	100.00	0.00	0.00	\$0