

89-18-03-230-311.000-030

GODDARD, NATHAN W

371 HENLEY RD

510, 1 Family Dwell - Platted Lot

WAYNE-294291 (029)/2942

1/2

General Information

Parcel Number
89-18-03-230-311.000-030

Local Parcel Number
50-03-230-311.000-29

Tax ID:
029-53157-00

Routing Number
5003230-004

Ownership

GODDARD, NATHAN W
371 HENLEY RD
RICHMOND, IN 47374

Legal

LOT 3 BACKMEYER 1ST ADDN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/17/2021	GODDARD, NATHAN	2021001313	PR	/	\$139,500	I
01/14/2021	MILAM, JEFFERY RA	2021000310	GR	/		I
07/17/2019	MILAM, JEFFERY RA	2019005381	WD	/	\$134,500	V
04/12/2018	MAY, ROBERT W & A	2018002782	WD	/	\$135,000	V
08/10/2017	RESTORATION RENT	2017006488	TD	/	\$75,000	I
01/01/1900	MARSHALL, GWEND		CO	/		I

Notes

11/12/2024 Misc: 2025 GENERAL REVAUATION

10/3/2018 Misc: 2019 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

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
5003230

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

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$26,400	Land	\$26,400	\$22,300	\$19,600	\$19,600	\$19,600
\$26,400	Land Res (1)	\$26,400	\$22,300	\$19,600	\$19,600	\$19,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$148,300	Improvement	\$148,300	\$137,000	\$119,700	\$121,100	\$108,700
\$148,300	Imp Res (1)	\$148,300	\$137,000	\$119,700	\$121,100	\$108,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$174,700	Total	\$174,700	\$159,300	\$139,300	\$140,700	\$128,300
\$174,700	Total Res (1)	\$174,700	\$159,300	\$139,300	\$140,700	\$128,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		100	100x143	0.98	\$269	\$264	\$26,400	0%	1.0000	100.00	0.00	0.00	\$26,400

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

All

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/11/2024 js

Appraiser 11/12/2024 Nexus

Land Computations

Calculated Acreage	0.33
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.33
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	0.33
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	\$26,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$26,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1560 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	200	\$1,500
Wood Deck	252	\$5,400

Plumbing

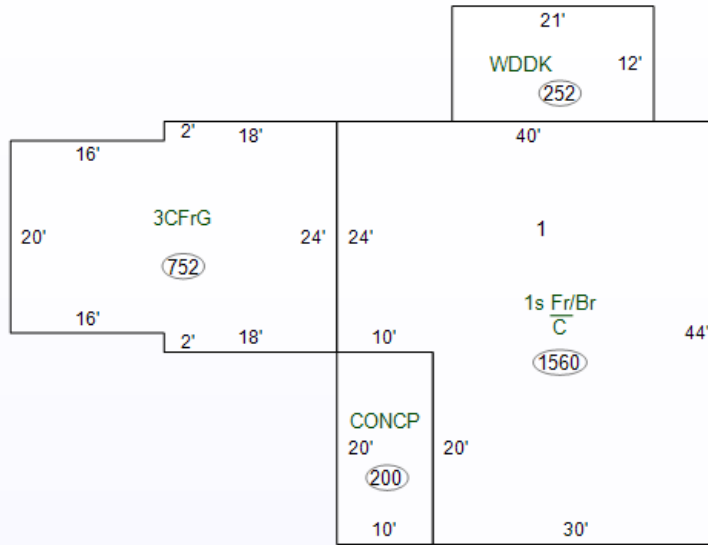
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1560	1560	\$142,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1560	0	\$9,500	
Slab					

Adjustments	1 Row Type Adj. x 1.00	\$151,800
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1560	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$162,900
Sub-Total, 1 Units		
Exterior Features (+)	\$6,900	\$169,800
Garages (+) 752 sqft	\$29,000	\$198,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$177,429

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	2/6 Maso	C+1	1964	1994	31	G			0.85		1,560 sqft	\$177,429	24%	\$134,850	0%	100%	1.100	1.000	100.00	0.00	0.00	\$148,300