

89-18-03-320-622.000-030

General Information

Parcel Number
89-18-03-320-622.000-030

Local Parcel Number
50-03-320-622.000-29

Tax ID:
029-20055-00

Routing Number
5003320-041

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 293353-029
WAYNE-293353 (029)

Section/Plat
5003320

Location Address (1)
2815 BRENTWOOD CT
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

SHERER, MICHAEL J & MARY C

Ownership

SHERER, MICHAEL J & MARY C
2815 BRENTWOOD CT
RICHMOND, IN 47374

Legal

LOT 238 MEADOW PARK SEC 1



2815 BRENTWOOD CT

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

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

WAYNE-293353 (029)/2933 1/2

Notes

10/11/2022 Misc: 2023 GENERAL REVALUATION

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	☐	☐	☐	☐	☐
\$41,000	Land	\$41,000	\$34,900	\$30,500	\$30,500	\$30,500
\$41,000	Land Res (1)	\$41,000	\$34,900	\$30,500	\$30,500	\$30,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$184,400	Improvement	\$184,400	\$156,000	\$137,200	\$154,800	\$142,000
\$184,400	Imp Res (1)	\$184,400	\$156,000	\$137,200	\$154,800	\$142,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$225,400	Total	\$225,400	\$190,900	\$167,700	\$185,300	\$172,500
\$225,400	Total Res (1)	\$225,400	\$190,900	\$167,700	\$185,300	\$172,500
\$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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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		96	96x136	1.01	\$423	\$427	\$40,992	0%	1.0000	100.00	0.00	0.00	\$40,990

Land Computations

Calculated Acreage	0.30
Actual Frontage	96
Developer Discount	☐
Parcel Acreage	0.30
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	0.30
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	\$41,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$41,000

Data Source External Only

Collector 09/08/2022 bb

Appraiser 10/11/2022 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1 1/2

Style

N/A

Finished Area

2854 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Treated Pine	304	\$2,100

Plumbing

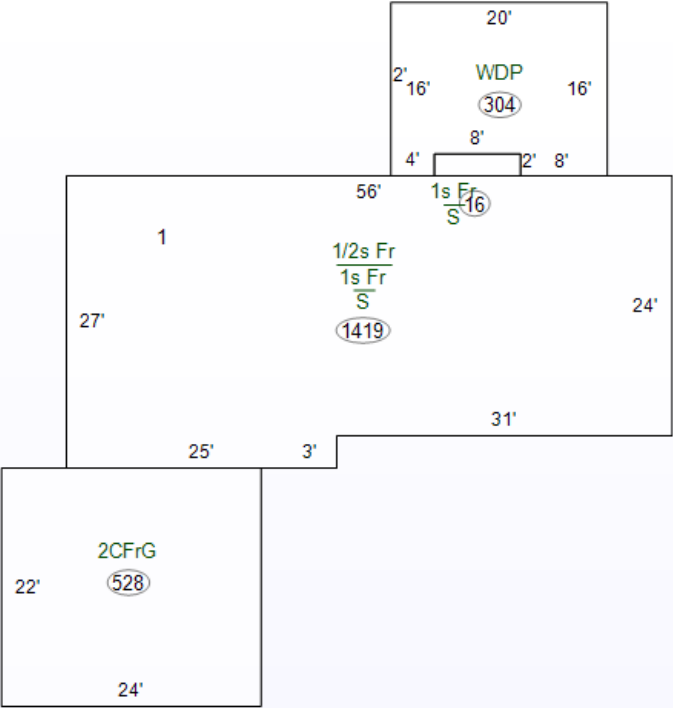
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1435	1435	\$130,500	
2					
3					
4					
1/4					
1/2	1Fr	1419	1419	\$50,600	
3/4					
Attic					
Bsmt					
Crawl					
Slab		1435	0	\$0	
				Total Base	\$181,100
Adjustments				1 Row Type Adj. x 1.00	\$181,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1435 1/2:1419	\$6,200
No Elec (-)					\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$191,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$2,100	\$193,400
Garages (+) 528 sqft				\$21,400	\$214,800
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.85	
				Replacement Cost	\$191,709

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 1/2	Wood Fr	C+1	1977	1985	40	G			0.85		2,854 sqft	\$191,709	26%	\$141,860	0%	100%	1.300	1.000	100.00	0.00	0.00	\$184,400