

General Information

Parcel Number 89-18-03-320-634.000-030
Local Parcel Number 50-03-320-634.000-29

Tax ID: 029-30446-12

Routing Number 5003320-022

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)
552 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 2027

Ownership

BRANAGIN, RYAN & REGINA
552 HENLEY RD
RICHMOND, IN 47374

Legal

LOT 14 MEADOW PARK SEC 7



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/06/2017 to 01/01/1900.

Notes

10/21/2022 Misc: 2023 GENERAL REVALUATION

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.26), Actual Frontage (92), Developer Discount, Parcel Acreage (0.26), 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 (0.26), 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 (\$38,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$38,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3757 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
Stoop, Masonry	60	\$2,300
Wood Deck	334	\$6,700
Porch, Enclosed Frame	334	\$18,700
Wood Deck	228	\$5,000
Patio, Concrete	228	\$1,700

Plumbing

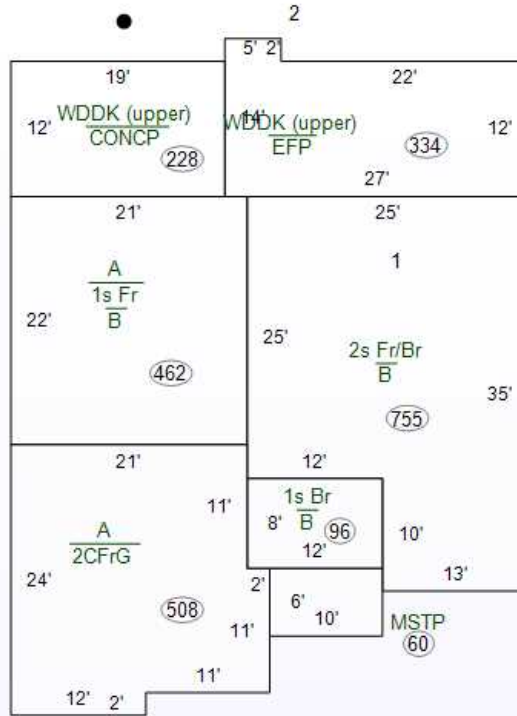
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	1	1
Total	8	15

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 91A	1313	1313	\$127,600	
2 91A	755	755	\$45,500	
3				
4				
1/4				
1/2				
3/4				
Attic	970	508	\$16,300	
Bsmt	1313	1181	\$85,600	
Crawl				
Slab				

Total Base \$275,000

Adjustments 1 Row Type Adj. x 1.00 \$275,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1313 2:755 A:508	\$6,600
No Elec (-)		\$0
Plumbing (+ / -)	15 - 5 = 10 x \$800	\$8,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$294,300

Sub-Total, 1 Units

Exterior Features (+)	\$34,400	\$328,700
Garages (+) 508 sqft	\$20,100	\$348,800
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$326,128

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	2	1/6 Maso	C+2	2004	2004	21	A			0.85		4,351 sqft	\$326,128	22%	\$254,380	5%	100%	1.300	1.000	100.00	0.00	0.00	\$314,200
2: Pool, Above Ground (circu	1	SV	C	2010	2010	15	A			0.85		420 sqft		85%		0%	100%	1.300	1.000	100.00	0.00	0.00	\$0