

General Information

Parcel Number 89-18-03-340-102.000-030
Local Parcel Number 50-03-340-102.000-29

Tax ID: 029-35129-00

Routing Number 5003340-002

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 293201-029 WAYNE-293201 (029)
Section/Plat 5003340
Location Address (1) 808 HENLEY RD RICHMOND, IN 47374

Ownership

HOFFMAN, GREGORY L & LEAH R
808 HENLEY RD
RICHMOND, IN 47374

Legal

PT SW SEC 3-13-1 1.50A

Transfer of Ownership

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

Notes

12/7/2022 Misc: 2023 GENERAL REVALUATION



Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 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 All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 09/30/2022 bb

Appraiser 12/07/2022 Nexus

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value \$30,100

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	3246 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Patio, Concrete	120	\$1,000
Patio, Concrete	434	\$2,900
Wood Deck	254	\$5,400
Porch, Open Frame	200	\$10,100

Plumbing

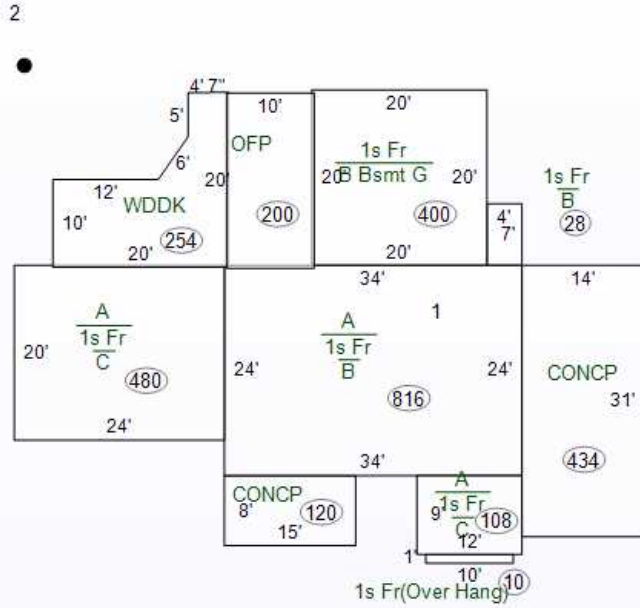
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

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
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1842	1842	\$157,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1404	1404	\$28,100	
Bsmt	1244	0	\$40,400	
Crawl	588	0	\$6,300	
Slab				

Total Base			\$232,200
Adjustments	1 Row Type Adj. x 1.00		\$232,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:352	\$5,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1842 A:1404	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$251,400	
Sub-Total, 1 Units		
Exterior Features (+)	\$19,400	\$270,800
Garages (+) 400 sqft	\$4,700	\$275,500
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost	\$245,884	

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	Wood Fr	C+1	1938	1985	40	A		0.85		4,490 sqft	\$245,884	28%	\$177,040	0%	100%	1.300	1.000	100.00	0.00	0.00	\$230,200
2: Canopy- Roof Extension	1	SV	C	2000	2000	25	A		0.85		10'x20'		22%		0%	100%	1.300	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	C	2000	2000	25	A		0.85		10'x16'		55%		0%	100%	1.300	1.000	100.00	0.00	0.00	\$0