

89-18-03-340-224.000-030

General Information

Parcel Number
89-18-03-340-224.000-030

Local Parcel Number
50-03-340-224.000-29

Tax ID:
029-30448-22

Routing Number
5003340-031

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 293454-029
WAYNE-293454 (029)

Section/Plat
5003340

Location Address (1)
1030 CANTERBURY TRAIL
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

GIFFORD, GARY II & JESSICA DI

Ownership

GIFFORD, GARY II & JESSICA DIXON
1030 CANTERBURY TRL
RICHMOND, IN 47374

Legal

LOT 224 MEADOW PARK SEC 5



1030 CANTERBURY TRAIL

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/26/2022	GIFFORD, GARY II &	2022007669	WD	/	\$379,900	I
06/24/2014	EASLEY, GREGORY A	2014004403	QC	/	\$0	I
12/04/2007	EASLEY, GREGORY	2007012026	WD	/		I
01/01/1900	SEN, HIRAK J	2007012026	WD	/		I

WAYNE-293454 (029)/2934 1/2

Notes

12/22/2022 Misc: 2023 GENERAL REVALUATION

Res

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	☐	☐	☐	☐	☐
\$40,000	Land	\$40,000	\$33,900	\$29,700	\$29,700	\$29,700
\$40,000	Land Res (1)	\$40,000	\$33,900	\$29,700	\$29,700	\$29,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$454,800	Improvement	\$454,800	\$394,200	\$350,300	\$182,900	\$166,400
\$454,800	Imp Res (1)	\$454,800	\$394,200	\$350,300	\$182,900	\$166,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$494,800	Total	\$494,800	\$428,100	\$380,000	\$212,600	\$196,100
\$494,800	Total Res (1)	\$494,800	\$428,100	\$380,000	\$212,600	\$196,100
\$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		90	90x128	0.93	\$477	\$444	\$39,960	0%	1.0000	100.00	0.00	0.00	\$39,960

Land Computations

Calculated Acreage	0.26
Actual Frontage	90
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	\$40,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$40,000

Data Source External Only

Collector 11/28/2022 bb

Appraiser 12/22/2022 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2 3/4

Style

N/A

Finished Area

3250 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	45	\$4,300
Wood Deck	180	\$4,100
Patio, Concrete	289	\$2,200

Plumbing

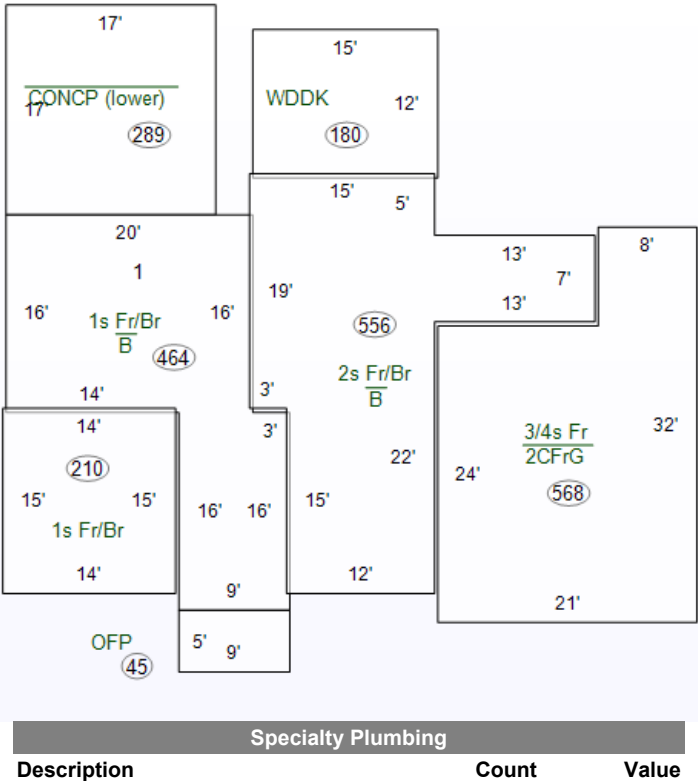
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	13

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	1230	1230	\$123,400	
2	92	556	556	\$39,600	
3					
4					
1/4					
1/2					
3/4	1Fr	568	568	\$33,600	
Attic					
Bsmt		1020	896	\$70,700	
Crawl					
Slab					
		Total Base			\$267,300
Adjustments		1 Row Type Adj. x 1.00			\$267,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)				1:1230 2:556	\$5,500
No Elec (-)					\$0
Plumbing (+ / -)			13 – 5 = 8 x \$800		\$6,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$283,900
Sub-Total, 1 Units					
Exterior Features (+)				\$10,600	\$294,500
Garages (+) 568 sqft				\$21,400	\$315,900
Quality and Design Factor (Grade)					1.30
Location Multiplier					0.85
Replacement Cost					\$349,070

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	2 3/4	1/6 Maso	B+1	1994	2009	16	G		0.85		3,374 sqft	\$349,070	11%	\$310,670	0%	100%	1.220	1.200	100.00	0.00	0.00	\$454,800