

89-18-03-340-228.000-030

DAOUD, JACQUES & LINA CHA

1125 CANTERBURY TRAIL

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-03-340-228.000-030
Local Parcel Number 50-03-340-228.000-29

Tax ID: 029-30448-26

Routing Number 5003340-035

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)
1125 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

Ownership

DAOUD, JACQUES & LINA CHAMOU
1125 CANTERBURY TRL
RICHMOND, IN 47374

Legal

LOT 2A REPLAT OF LOTS 227 & 228 MEADOW
PARK SEC 5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/11/2012 to 01/01/1900.

Notes

6/24/2024 Misc: 2024: ADDED 2 GAZEBOS ON CONCRETE PAD; F/C 6-24-24 COMPLETED.
12/7/2022 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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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: Computation Name, Value. Rows include 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.

Data Source External Only

Collector 09/30/2022 bb

Appraiser 12/07/2022 Nexus

Total Value \$66,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 5582 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	56	\$2,300
Canopy, Roof Extension	56	\$1,000
Portico	66	\$3,200
Wood Deck	322	\$6,700
Wood Deck	80	\$2,300
Patio, Concrete	49	\$400

Plumbing

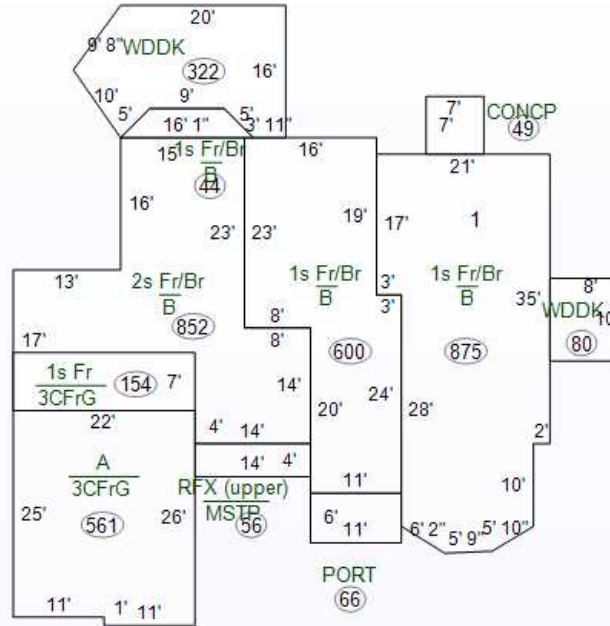
TF
Full Bath 3 9
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 2 2
Total 8 15

Accommodations

Bedrooms 4
Living Rooms 1
Dining Rooms 1
Family Rooms 1
Total Rooms 8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	2371	2371	\$195,400	
2	92	1006	1006	\$55,600	
3					
4					
1/4					
1/2					
3/4					
Attic		561	421	\$13,100	
Bsmt		2371	1784	\$123,500	
Crawl					
Slab					

Total Base \$387,600

Adjustments 1 Row Type Adj. x 1.00 \$387,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:2371 2:1006 A:421	\$9,100
No Elec (-)		\$0
Plumbing (+ / -)	15 - 5 = 10 x \$800	\$8,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$409,400

Sub-Total, 1 Units

Exterior Features (+)	\$15,900	\$425,300
Garages (+) 715 sqft	\$31,700	\$457,000
Quality and Design Factor (Grade)	1.40	
Location Multiplier	0.85	
Replacement Cost		\$543,830

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	2/6 Maso	B+2	2001	2001	24	G		0.85		6,309 sqft	\$543,830	15%	\$462,260	0%	100%	1.220	1.000	100.00	0.00	0.00	\$564,000
2: Gazebo	1	SV	C	2024	2024	1	A		0.85				5%		0%	100%	1.220	1.000	100.00	0.00	0.00	\$0
3: Gazebo 02	1	SV	C	2024	2024	1	A		0.85				5%		0%	100%	1.220	1.000	100.00	0.00	0.00	\$0