

89-18-03-340-234.000-030

SEYMOUR, CHANLAR N & JACK

1021 CANTERBURY TRAIL

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-03-340-234.000-030
Local Parcel Number 50-03-340-234.000-29

Tax ID: 029-30448-32

Routing Number 5003340-041

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 293454-029
WAYNE-293454 (029)

Section/Plat 5003340

Location Address (1)
1021 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

SEYMOUR, CHANLAR N & JACK G N
1021 CANTERBURY TRL
RICHMOND, IN 47374

Legal

LOT 235 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 08/02/2024 to 01/01/1900.

Notes

1/27/2020 Misc: SDF review-changed eff age-RC
6/5/2018 Misc: 2019 GENERAL REVALUATION - CORRECT LAND

Res

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 2023 and 2024.

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 (0.37), Actual Frontage (85), Developer Discount, Parcel Acreage (0.37), 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 (0.37), 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 (\$50,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$50,600).

Data Source Aerial

Collector 06/05/2018 tw

Appraiser 06/05/2018 tw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	4154 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input 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 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
Stoop, Masonry	60	\$2,300
Wood Deck	270	\$5,900
Porch, Open Frame	192	\$10,100

Plumbing

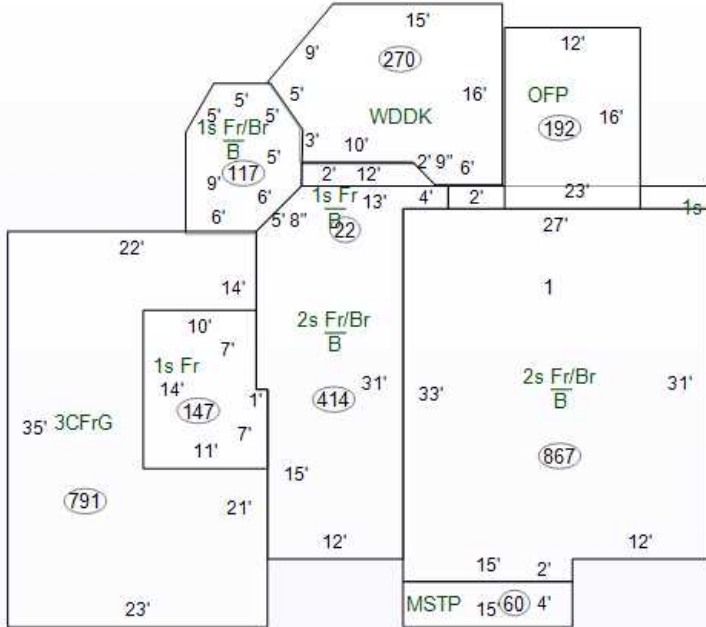
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	9	16

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1420	1420	\$134,900	
2	92	1474	1474	\$72,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1420	1260	\$89,500	
Crawl					
Slab					

Total Base \$296,800

Adjustments 1 Row Type Adj. x 1.00 \$296,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	2:1474 1:1420	\$7,600
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$319,500

Sub-Total, 1 Units

Exterior Features (+)	\$18,300	\$337,800
Garages (+) 791 sqft	\$30,400	\$368,200
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.85

Replacement Cost \$375,564

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	1994	2009	16	A		0.85		4,314 sqft	\$375,564	14%	\$322,990	0%	100%	1.220	1.000	100.00	0.00	0.00	\$394,000