General Information

Parcel Number
89-18-03-410-116.002-030

Local Parcel Number
50-03-410-116.020-29

Tax ID:
029-42562-02

Routing Number
5003410-004

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

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
5003410

Location Address (1)
501 HENLEY RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2025

Ownership

ELDER, ARIE K & CREE GHISLAINE
501 HENLEY RD
RICHMOND, IN 47374

Legal

PT SE 3-13-1 1.684A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/26/2021	ELDER, ARIE K & CR	2021007424	WD	/	$270,000	I
07/05/2017	ALAN H ELDER ASSO	2017005494	WD	/	$215,000	I
02/02/2015	RUSH, GARY R & MIL	2015000892	WD	/	$189,500	V
01/01/1900	BAUER, WALTER R &	2015000892	WD	/	$189,500	I

Notes

6/11/2019 Misc: 2018 CORRECTION: BASED UPON 2019 APPEAL FINDINGS 06-07-19

8/14/2018 Misc: 2019 APPEAL: CHANGE 1850 GARAGE TO TYPE 2 BARN. CHANGE DWELLING EFFECTIVE AGE TO 1946 06-07-19
2019 GENERAL REVALUATION - CORRECT LAND / ADD BALC

6/18/2018 Misc: 2019 SPLIT .283A TO 029-42562-04 PER INSTR# 2018002806 4/12/18

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	STRUCT ADJ
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	06/11/2019
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	☐	☐	☐	☐	☑
$23,200	**Land**	**$23,200**	**$23,200**	**$23,200**	**$23,200**	**$23,200**
$20,500	Land Res (1)	$20,500	$20,500	$20,500	$20,500	$20,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$2,700	Land Non Res (3)	$2,700	$2,700	$2,700	$2,700	$2,700
$160,700	**Improvement**	**$160,000**	**$163,000**	**$148,500**	**$148,500**	**$148,500**
$156,800	Imp Res (1)	$156,800	$159,000	$145,200	$145,200	$145,200
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$3,900	Imp Non Res (3)	$3,200	$4,000	$3,300	$3,300	$3,300
$183,900	**Total**	**$183,200**	**$186,200**	**$171,700**	**$171,700**	**$171,700**
$177,300	Total Res (1)	$177,300	$179,500	$165,700	$165,700	$165,700
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$6,600	Total Non Res (3)	$5,900	$6,700	$6,000	$6,000	$6,000

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$20,500	$20,500	$20,500	0%	100%	1.0000	$20,500
91	A		0	0.664	1.00	$4,000	$4,000	$2,656	0%	0%	1.0000	$2,660
82	A		0	0.020000	1.00	$1,900	$1,900	$38	-100%	0%	1.0000	$00

Data Source External Only **Collector** 03/09/2018 ts **Appraiser** 08/14/2018 tw

Land Computations

Calculated Acreage	1.68
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.68
81 Legal Drain NV	0.00
82 Public Roads NV	0.02
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.66
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$20,500
91/92 Value	$2,700
Supp. Page Land Value	
CAP 1 Value	$20,500
CAP 2 Value	$0
CAP 3 Value	$2,700
Total Value	**$23,200**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2724 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

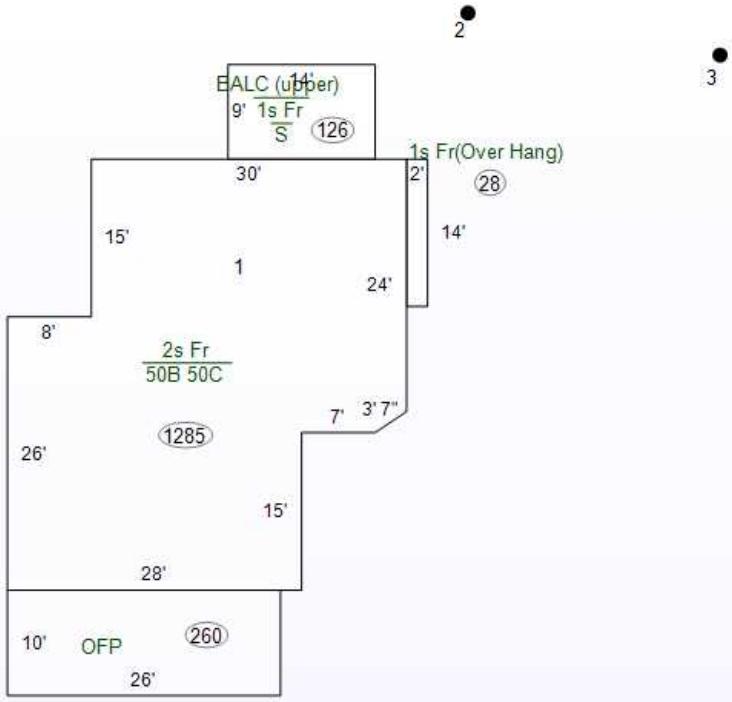
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [x] Other

Exterior Features

Description	Area	Value
Balcony	126	$2,300
Porch, Open Frame	260	$9,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1411	1411	$97,900	
2	1Fr	1313	1313	$48,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		642	0	$21,300	
Crawl		642	0	$5,000	
Slab		126	0	$0	
				Total Base	$172,200
Adjustments				**1 Row Type Adj. x 1.00**	$172,200
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1 PO:1	$6,100
No Heating (-)					$0
A/C (+)				1:1411 2:1313	$5,500
No Elec (-)					$0
Plumbing (+ / -)				10 – 5 = 5 x $800	$4,000
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$187,800
				Sub-Total, 1 Units	
Exterior Features (+)				$11,300	$199,100
Garages (+) 0 sqft				$0	$199,100
				Quality and Design Factor (Grade)	1.10
				Location Multiplier	0.87
				Replacement Cost	$190,539

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Wood Frame	C+2	1846	1946	77	G		0.87		3,366 sqft	$190,539	40%	$114,320	0%	100%	1.230	1.0000	$140,600
2: Barn, Bank & Flat (T2)	0%	1		D	1850	1850	173	A	$48.81	0.87		18' x 24' x 10'	$12,121	65%	$4,240	25%	100%	1.230	1.0000	$3,900
3: Detached Garage/Boat	100%	1	Wood Frame	C	1987	1987	36	A	$31.48	0.87	$31.70	24'x24'	$18,261	28%	$13,150	0%	100%	1.230	1.0000	$16,200