

General Information

Parcel Number 89-18-03-410-305.000-030
Local Parcel Number 50-03-410-305.000-29

Tax ID: 029-40632-00

Routing Number 5003410-028

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 5003410
Location Address (1) 3125 TODDSBURY LN RICHMOND, IN 47374

Zoning ZO01 Residential

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 2029

Ownership

GRAY, VINCE & DENISE
3125 TODDSBURY LN
RICHMOND, IN 47374

Legal

LOT 9 COLONIAL VILLAGE



Transfer of Ownership

Date 01/01/1900 Owner GRAY, VINCE & DENI Doc ID Code Book/Page Adj Sale Price V/I

Notes

6/5/2018 Misc: 2019 GENERAL REVALUATION - CHANGE MS 1 TO MS 2

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value (\$56,600).

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 2688 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
Patio, Brick	400	\$6,700

Plumbing

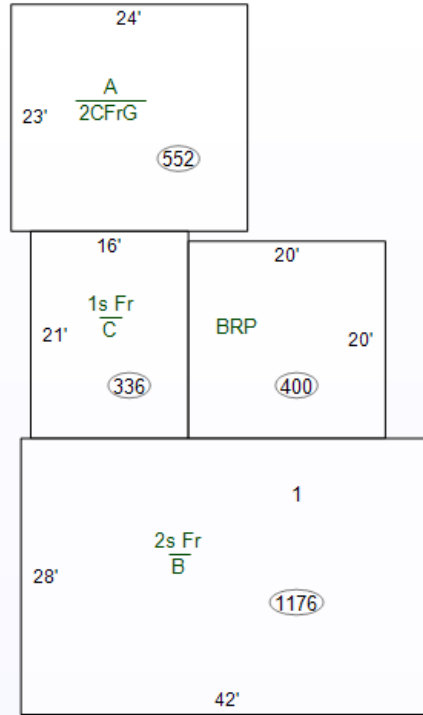
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1512	1512	\$134,500	
2	1Fr	1176	1176	\$57,800	
3					
4					
1/4					
1/2					
3/4					
Attic		552	0	\$6,300	
Bsmt		1176	0	\$38,600	
Crawl		336	0	\$4,600	
Slab					

Total Base \$241,800

Adjustments 1 Row Type Adj. x 1.00 \$241,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:800	\$8,500
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1:1512 2:1176	\$7,200
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$270,500

Sub-Total, 1 Units

Exterior Features (+)	\$6,700	\$277,200
Garages (+) 552 sqft	\$21,400	\$298,600
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85

Replacement Cost \$291,882

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Wood Fr	B-1	1968	1968	57	A			0.85		4,416 sqft	\$291,882	35%	\$189,720	0%	100%	1.220	1.000	100.00	0.00	0.00	\$231,500