

89-18-03-430-235.000-030

COX, TIMOTHY D & VICKI

941 BROADMOOR TER

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933

1/2

General Information

Parcel Number 89-18-03-430-235.000-030
Local Parcel Number 50-03-430-235.000-29

Tax ID: 029-53512-00

Routing Number 5003430-046

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 293353-029
WAYNE-293353 (029)

Section/Plat 5003430

Location Address (1)
941 BROADMOOR TER
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

COX, TIMOTHY D & VICKI
941 BROADMOOR TERRACE
RICHMOND, IN 47374

Legal

LOT 36 WOODGATE SEC 2 & SW COR LOT 57
&31.35 X 42.18' W PT LOT 56 WOODGATE SEC 3



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025, 2024, 2023, 2022, and 2021.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 15 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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 03/03/2021 and 01/01/1900.

Notes

10/11/2024 CYCLICAL: 2025 GENERAL REVAL

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values (0.34, 102, etc.).

Data Source External Only

Collector 09/05/2024 js

Appraiser 10/11/2024 Nexus

Total Value \$44,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2889 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, Concrete	99	\$800
Wood Deck	360	\$7,100
Porch, Enclosed Frame	225	\$15,000

Plumbing

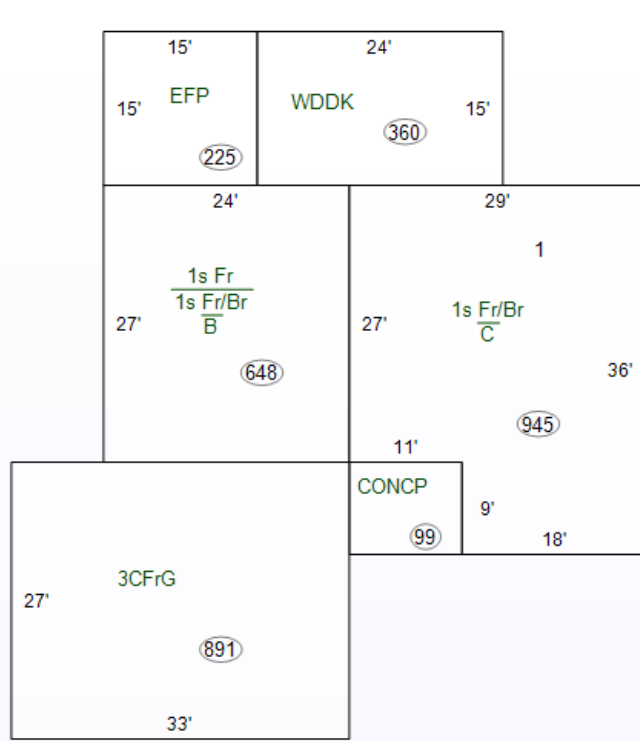
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
225	1	
360	1	
648	1	
945	1	
99	1	
891	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1593	1593	\$142,800	
2 1Fr	648	648	\$40,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	648	648	\$55,000	
Crawl	945	0	\$7,400	
Slab				

Total Base \$246,100

Adjustments 1 Row Type Adj. x 1.00 \$246,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1593 2:648	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$264,400

Sub-Total, 1 Units

Exterior Features (+)	\$22,900	\$287,300
Garages (+) 891 sqft	\$33,600	\$320,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$300,042

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	1/6 Maso	C+2	1978	1995	30	G		0.85		2,889 sqft	\$300,042	22%	\$234,030	0%	100%	1.300	1.000	100.00	0.00	0.00	\$304,200