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: 2023

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 TERRACE
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2025

Ownership

COX, TIMOTHY D & VICKI
941 BROADMOOR TER
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

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/03/2021	COX, TIMOTHY D & V	2021002000	WD	/	$247,500	V
01/01/1900	DEITZ, GREGORY J &		CO	/	$0	I

Notes

9/27/2018 Misc: 2019 GENERAL REVALUATION - SFD GR C+, COND G

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	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$33,500	**Land**	**$33,500**	**$33,500**	**$33,500**	**$32,800**	**$32,800**
$33,500	Land Res (1)	$33,500	$33,500	$33,500	$32,800	$32,800
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$228,500	**Improvement**	**$228,500**	**$223,700**	**$204,800**	**$158,100**	**$152,800**
$228,500	Imp Res (1)	$228,500	$223,700	$204,800	$158,100	$152,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$262,000	**Total**	**$262,000**	**$257,200**	**$238,300**	**$190,900**	**$185,600**
$262,000	Total Res (1)	$262,000	$257,200	$238,300	$190,900	$185,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		102	102x145	1.04	$315	$328	$33,456	0%	100%	1.0000	$33,460

Land Computations

Calculated Acreage	0.34
Actual Frontage	102
Developer Discount	☐
Parcel Acreage	0.34
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	0.34
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	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$33,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$33,500**

Data Source External Only **Collector** 09/20/2018 ts **Appraiser** 09/27/2018 tw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2889 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	8

Heat Type

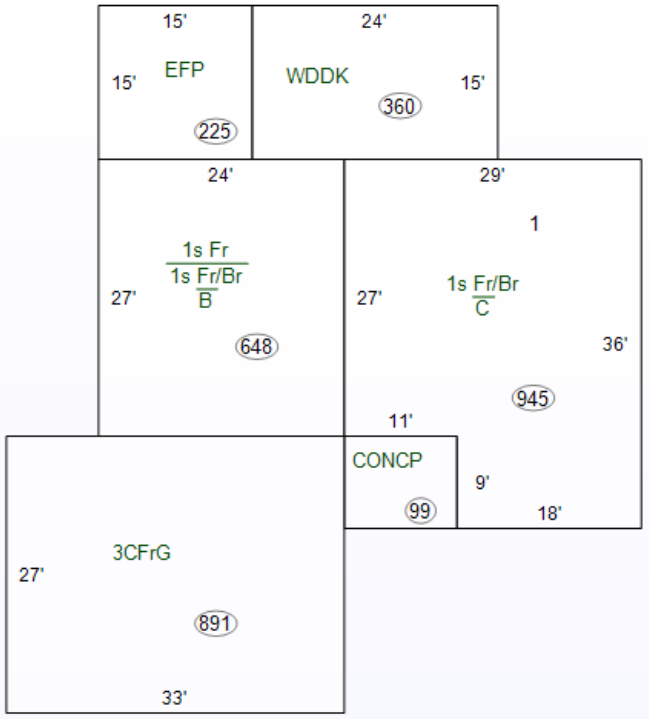
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	99	$600
Wood Deck	360	$5,400
Porch, Enclosed Frame	225	$11,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1593	1593	$107,900	
2	1Fr	648	648	$31,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		648	648	$42,500	
Crawl		945	0	$5,700	
Slab					
			Total Base		$187,700
Adjustments			**1 Row Type Adj. x 1.00**		$187,700
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		$4,800
No Elec (-)					$0
Plumbing (+ / -)			10 – 5 = 5 x $800		$4,000
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$204,500
			Sub-Total, 1 Units		
Exterior Features (+)			$17,400		$221,900
Garages (+) 891 sqft			$25,000		$246,900
			Quality and Design Factor (Grade)		1.10
			Location Multiplier		0.87
			Replacement Cost		$236,283

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	1/6 Masonry	C+2	1978	1995	28	G		0.87		2,889 sqft	$236,283	22%	$184,300	0%	100%	1.240	1.0000	$228,500

Total all pages $228,500 **Total this page** $228,500