

89-18-05-440-104.000-030

CREECH, SHERRI D

821 S H ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-440-104.000-030
Local Parcel Number 50-05-440-104.000-29

Tax ID: 029-53614-00

Routing Number

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 296356-029 WAYNE-296356 (029)
Section/Plat 5005440
Location Address (1) 821 S H ST RICHMOND, IN 47374

Ownership

CREECH, SHERRI D
821 S H ST
RICHMOND, IN 47374

Legal

LOT 23 G H K 1ST ADDN

Transfer of Ownership

Date 01/01/1900 Owner CREECH, SHERRI D Doc ID CO Book/Page Adj Sale Price V/I

Notes

9/19/2023 Misc: 2024 GENERAL REVALUATION
10/18/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$3,800

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/13/2023 js

Appraiser 09/19/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1328 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
Porch, Open Frame	128	\$7,500

Plumbing

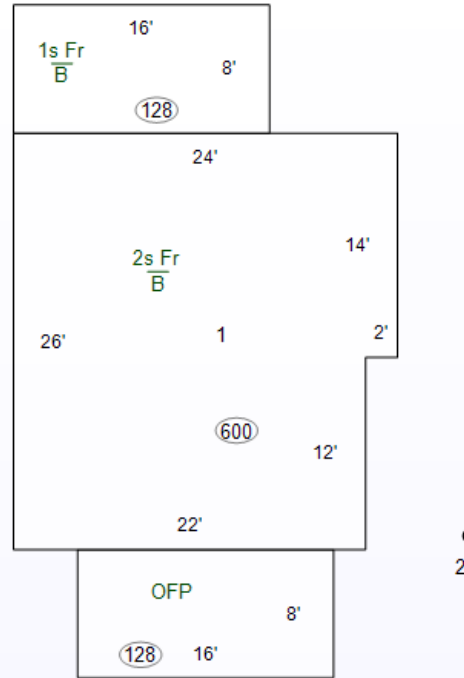
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
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	728	728	\$82,500	
2	1Fr	600	600	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		728	0	\$29,100	
Crawl					
Slab					

Total Base \$151,000

Adjustments 1 Row Type Adj. x 1.00 \$151,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:728 2:600 \$5,900
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$157,700

Sub-Total, 1 Units

Exterior Features (+)	\$7,500	\$165,200
Garages (+) 0 sqft	\$0	\$165,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$119,357

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	Wood Fr	D+1	1928	1958	67	A		0.85		2,056 sqft	\$119,357	47%	\$63,260	0%	100%	0.850	1.000	100.00	0.00	0.00	\$53,800
2: Utility Shed	1	SV	D	2010	2010	15	A		0.85		10'x16'		45%		0%	100%	0.850	1.000	0.00	0.00	100.00	\$0