

General Information

Parcel Number 89-18-05-440-302.000-030
Local Parcel Number 50-05-440-302.000-29

Tax ID: 029-42955-00

Routing Number

Property Class 456
Parking Lot or Structure

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294198-029 WAYNE COM-294198 (029)
Section/Plat 5005440
Location Address (1) S H ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model WAYNE COM-294198 (029)

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2028

Ownership

HENSLEY, JEFFERY A & SHANNON
354 W FARLOW RD
RICHMOND, IN 47374

Legal

54.6 X 132 FT LOT 5 P & H



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/04/2011 HENSLEY, JEFFERY and 01/01/1900 LOCAL UNION NO 91.

Notes

3/15/2012 : 2003: MEMO NEIGHBORHOOD ID CHANGED, ENTERED 2/9/2004 2006: MEMO FORM 11: QUALITY CONTROL CHECK, REMOVED LAND INFLUENCE FACTOR, ENTERED 4-12-06, TRENDING

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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

Table with 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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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.

**General Information**

Occupancy Paving  
 Description Paving  
 Story Height 0  
 Style N/A  
 Finished Area  
 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

**Plumbing**

# TF  
 Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Accommodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Heat Type**

**Specialty Plumbing**

Description Count Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Adjustments** **Total Base**  
 Row Type Adj.

Unfin Int (-)  
 Ex Liv Units (+)  
 Rec Room (+)  
 Loft (+)  
 Fireplace (+)  
 No Heating (-)  
 A/C (+)  
 No Elec (-)  
 Plumbing (+ / -)  
 Spec Plumb (+)  
 Elevator (+)

**Sub-Total, One Unit** \$0  
**Sub-Total, 1 Units**  
 Exterior Features (+) \$0 \$0  
 Garages (+) 0 sqft \$0 \$0  
 Quality and Design Factor (Grade) 1.00  
 Location Multiplier 0.85  
**Replacement Cost** \$16,958

**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: Paving	1	Asphalt	C	1950	1950	75	P		\$2.81	0.85	\$2.39	7,100 sqft	\$16,958	80%	\$3,390	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,400