

General Information

Parcel Number 89-18-06-330-305.000-030
Local Parcel Number 50-06-330-305.000-29

Tax ID: 029-35091-00

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 293418-029
WAYNE-293418 (029)

Section/Plat 5006330

Location Address (1)
841 HIDDEN VALLEY DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography High Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

FITZGIBBONS, SARA A & WILLIAM
841 HIDDEN VALLEY DR
RICHMOND, IN 47374

Legal

LOT 79 HIDDEN VALLEY SUB 7TH ADDN



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

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

Notes

9/17/2019 Misc: 2020 GENERAL REVAL

Res

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** Bi-Level  
**Finished Area** 1834 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   |
|-------------|------|---------|
| Wood Deck   | 108  | \$2,800 |

**Plumbing**

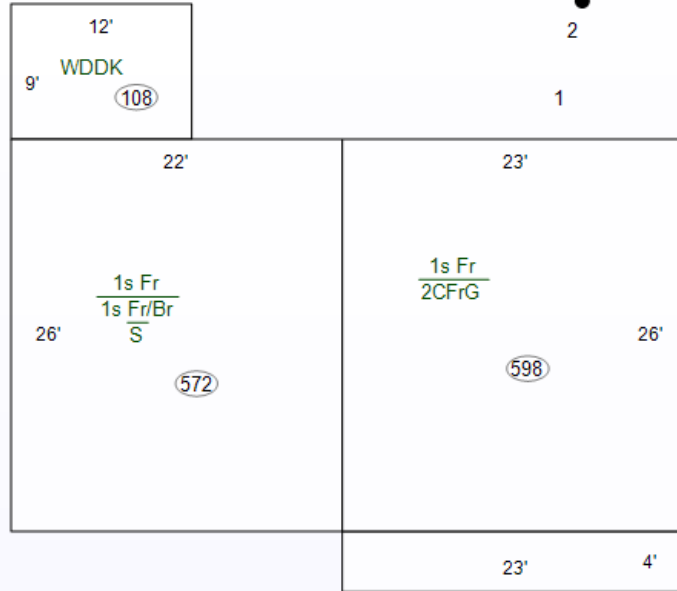
|               | #        | TF        |
|---------------|----------|-----------|
| Full Bath     | 2        | 6         |
| Half Bath     | 1        | 2         |
| Kitchen Sinks | 1        | 1         |
| Water Heaters | 1        | 1         |
| Add Fixtures  | 0        | 0         |
| <b>Total</b>  | <b>5</b> | <b>10</b> |

**Accommodations**

|                    |          |
|--------------------|----------|
| Bedrooms           | 3        |
| Living Rooms       | 1        |
| Dining Rooms       | 1        |
| Family Rooms       | 1        |
| <b>Total Rooms</b> | <b>8</b> |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value             | Totals           |
|-------|--------|------|--------|-------------------|------------------|
| 1     | 91A    | 572  | 572    | \$71,900          |                  |
| 2     | 1Fr    | 1262 | 1262   | \$60,500          |                  |
| 3     |        |      |        |                   |                  |
| 4     |        |      |        |                   |                  |
| 1/4   |        |      |        |                   |                  |
| 1/2   |        |      |        |                   |                  |
| 3/4   |        |      |        |                   |                  |
| Attic |        |      |        |                   |                  |
| Bsmt  |        |      |        |                   |                  |
| Crawl |        |      |        |                   |                  |
| Slab  |        | 572  | 0      | \$0               |                  |
|       |        |      |        | <b>Total Base</b> | <b>\$132,400</b> |

**Adjustments**

| Adjustment                    | Value                      |
|-------------------------------|----------------------------|
| <b>1 Row Type Adj. x 1.00</b> | <b>\$132,400</b>           |
| Unfin Int (-)                 | \$0                        |
| Ex Liv Units (+)              | \$0                        |
| Rec Room (+)                  | \$0                        |
| Loft (+)                      | \$0                        |
| Fireplace (+)                 | PS:1 PO:1 \$4,700          |
| No Heating (-)                | \$0                        |
| A/C (+)                       | 1:572 2:1262 \$6,800       |
| No Elec (-)                   | \$0                        |
| Plumbing (+ / -)              | 10 - 5 = 5 x \$800 \$4,000 |
| Spec Plumb (+)                | \$0                        |
| Elevator (+)                  | \$0                        |
| <b>Sub-Total, One Unit</b>    | <b>\$147,900</b>           |

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$2,800  | \$150,700        |
| Garages (+) 598 sqft              | \$24,700 | \$175,400        |
| Quality and Design Factor (Grade) |          | 1.00             |
| Location Multiplier               |          | 0.85             |
| <b>Replacement Cost</b>           |          | <b>\$149,090</b> |

**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     | 1979       | 2005     | 20         | A  |           | 0.85 |          | 1,834 sqft | \$149,090 | 20%      | \$119,270     | 0%      | 100% | 1.180 | 1.000 | 100.00 | 0.00  | 0.00  | \$140,700    |
| 2: Utility Shed         | 1            | SV          | D     | 2006       | 2006     | 19         | A  |           | 0.85 |          | 10'x18'    |           | 50%      |               | 0%      | 100% | 1.180 | 1.000 | 100.00 | 0.00  | 0.00  | \$0          |