

89-18-07-410-107.001-029

General Information

Parcel Number  
89-18-07-410-107.001-029

Local Parcel Number  
50-07-410-107.010-16

Tax ID:  
016-00078-01

Routing Number

Property Class 521  
2 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County  
WAYNE

Township  
WAYNE TOWNSHIP

District 029 (Local 016)  
WAYNE TOWNSHIP - SANITARY

School Corp 8385  
RICHMOND COMMUNITY

Neighborhood 164176-016  
WAYNE-164176 (016)

Section/Plat  
5007410

Location Address (1)  
805 TEST RD  
RICHMOND, IN 47374

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Rolling

Flood Hazard  
☐

Public Utilities  
Electricity

ERA  
☐

Streets or Roads  
Paved

TIF  
☐

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 29, 2025

Review Group 2028

SHERER, CHRISTOPHER & MIC

Ownership

SHERER, CHRISTOPHER & MICHELL  
805 TEST RD  
RICHMOND, IN 47374

Legal

PT SE SEC 7-13-1 0.846A & 0.832A



805 TEST RD

Transfer of Ownership

| Date       | Owner            | Doc ID | Code | Book/Page | Adj | Sale Price | V/I |
|------------|------------------|--------|------|-----------|-----|------------|-----|
| 01/01/1900 | SHERER, CHRISTOP |        | CO   | /         |     |            | I   |

521, 2 Family Dwell - Unplatted (0 to 9.9

WAYNE-164176 (016)/1641 1/4

Notes

10/4/2023 Misc: 2024 GENERAL REVAL

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

| 2025             | Assessment Year     | 2025                     | 2024                     | 2023                                | 2023                     | 2022                     |
|------------------|---------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| WIP              | Reason For Change   | AA                       | AA                       | AA                                  | AA                       | AA                       |
| 02/19/2025       | As Of Date          | 04/22/2025               | 04/17/2024               | 06/27/2023                          | 04/20/2023               | 04/22/2022               |
| 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     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$21,600         | Land                | \$21,600                 | \$18,300                 | \$16,000                            | \$16,000                 | \$16,000                 |
| \$18,900         | Land Res (1)        | \$18,900                 | \$16,000                 | \$14,000                            | \$14,000                 | \$14,000                 |
| \$2,700          | Land Non Res (2)    | \$2,700                  | \$2,300                  | \$0                                 | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$2,000                             | \$2,000                  | \$2,000                  |
| \$157,700        | Improvement         | \$157,700                | \$144,100                | \$121,700                           | \$121,700                | \$94,400                 |
| \$157,700        | Imp Res (1)         | \$157,700                | \$144,100                | \$57,400                            | \$57,400                 | \$58,100                 |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$35,900                            | \$35,900                 | \$36,300                 |
| \$0              | Imp Non Res (3)     | \$0                      | \$0                      | \$28,400                            | \$28,400                 | \$0                      |
| \$179,300        | Total               | \$179,300                | \$162,400                | \$137,700                           | \$137,700                | \$110,400                |
| \$176,600        | Total Res (1)       | \$176,600                | \$160,100                | \$71,400                            | \$71,400                 | \$72,100                 |
| \$2,700          | Total Non Res (2)   | \$2,700                  | \$2,300                  | \$35,900                            | \$35,900                 | \$36,300                 |
| \$0              | Total Non Res (3)   | \$0                      | \$0                      | \$30,400                            | \$30,400                 | \$2,000                  |

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

| 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    |
|-----------|----------------|---------|------------|----------|--------|----------|-----------|------------|---------|---------------|--------|--------|-------|----------|
| 9         | A              |         | 0          | 1.000000 | 1.00   | \$18,900 | \$18,900  | \$18,900   | 0%      | 1.0000        | 100.00 | 0.00   | 0.00  | \$18,900 |
| 91        | A              |         | 0          | 0.678000 | 1.00   | \$4,000  | \$4,000   | \$2,712    | 0%      | 1.0000        | 0.00   | 100.00 | 0.00  | \$2,710  |

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 1.68                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 1.68                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.00                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 1.00                     |
| 91/92 Acres             | 0.68                     |
| Total Acres Farmland    | 0.00                     |
| Farmland Value          | \$0                      |
| Measured Acreage        | 0.00                     |
| Avg Farmland Value/Acre | 0.0                      |
| Value of Farmland       | \$0                      |
| Classified Total        | \$0                      |
| Farm / Classified Value | \$0                      |
| Homesite(s) Value       | \$18,900                 |
| 91/92 Value             | \$2,700                  |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$18,900                 |
| CAP 2 Value             | \$2,700                  |
| CAP 3 Value             | \$0                      |
| Total Value             | \$21,600                 |

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1 1/2

Style

N/A

Finished Area

2016 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

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     | 84   | \$600   |
| Canopy, Shed Type   | 84   | \$800   |
| Patio, Treated Pine | 238  | \$1,800 |
| Patio, Flagstone    | 32   | \$500   |

Plumbing

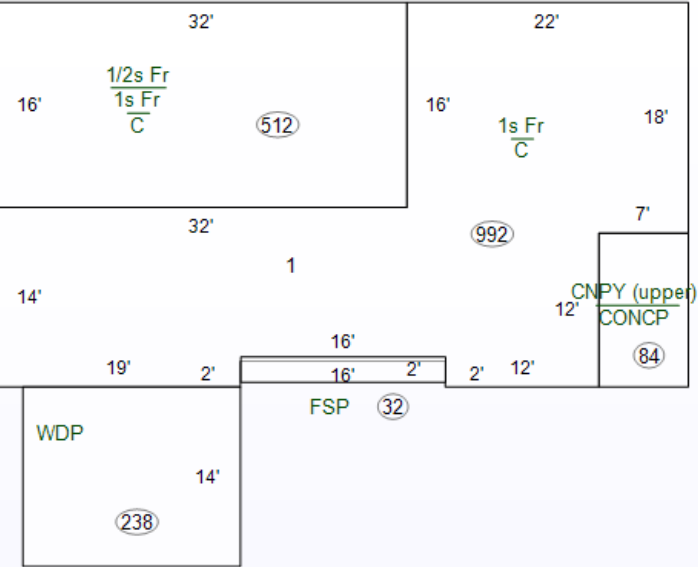
|               | # | TF |
|---------------|---|----|
| Full Bath     | 1 | 3  |
| Half Bath     | 1 | 2  |
| Kitchen Sinks | 1 | 1  |
| Water Heaters | 1 | 1  |
| Add Fixtures  | 0 | 0  |
| Total         | 4 | 7  |

Accommodations

|              |   |
|--------------|---|
| Bedrooms     | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms  | 6 |

Heat Type

Central Warm Air



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |                        |            |        |                   |           |     |
|-----------------------------------|------------------------|------------|--------|-------------------|-----------|-----|
| Floor                             | Constr                 | Base       | Finish | Value             | Totals    |     |
| 1                                 | 1Fr                    | 1504       | 1504   | \$134,500         |           |     |
| 2                                 |                        |            |        |                   |           |     |
| 3                                 |                        |            |        |                   |           |     |
| 4                                 |                        |            |        |                   |           |     |
| 1/4                               |                        |            |        |                   |           |     |
| 1/2                               | 1Fr                    | 512        | 512    | \$26,200          |           |     |
| 3/4                               |                        |            |        |                   |           |     |
| Attic                             |                        |            |        |                   |           |     |
| Bsmt                              |                        |            |        |                   |           |     |
| Crawl                             |                        | 1504       | 0      | \$9,300           |           |     |
| Slab                              |                        |            |        |                   |           |     |
|                                   |                        | Total Base |        |                   | \$170,000 |     |
| Adjustments                       | 1 Row Type Adj. x 1.00 |            |        |                   | \$170,000 |     |
| Unfin Int (-)                     |                        |            |        |                   |           | \$0 |
| Ex Liv Units (+)                  |                        |            |        |                   |           | \$0 |
| Rec Room (+)                      |                        |            |        |                   |           | \$0 |
| Loft (+)                          |                        |            |        |                   |           | \$0 |
| Fireplace (+)                     |                        |            |        | MS:1 MO:1         | \$4,500   |     |
| No Heating (-)                    |                        |            |        |                   |           | \$0 |
| A/C (+)                           |                        |            |        | 1:1504 1/2:512    | \$5,400   |     |
| No Elec (-)                       |                        |            |        |                   |           | \$0 |
| Plumbing (+ / -)                  |                        |            |        | 7 – 5 = 2 x \$800 | \$1,600   |     |
| Spec Plumb (+)                    |                        |            |        |                   |           | \$0 |
| Elevator (+)                      |                        |            |        |                   |           | \$0 |
| Sub-Total, One Unit               |                        |            |        |                   | \$181,500 |     |
| Sub-Total, 1 Units                |                        |            |        |                   |           |     |
| Exterior Features (+)             |                        |            |        | \$3,700           | \$185,200 |     |
| Garages (+) 0 sqft                |                        |            |        | \$0               | \$185,200 |     |
| Quality and Design Factor (Grade) |                        |            |        |                   | 0.90      |     |
| Location Multiplier               |                        |            |        |                   | 0.85      |     |
| Replacement Cost                  |                        |            |        |                   | \$141,678 |     |

| 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 | 1 1/2        | Wood Fr     | D+2   | 1936       | 1936     | 89         | A  |           | 0.85 |          | 2,016 sqft | \$141,678 | 50%      | \$70,840      | 0%      | 100% | 1.150 | 1.000 | 100.00 | 0.00  | 0.00  | \$81,500     |

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area720 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms1

Living Rooms1

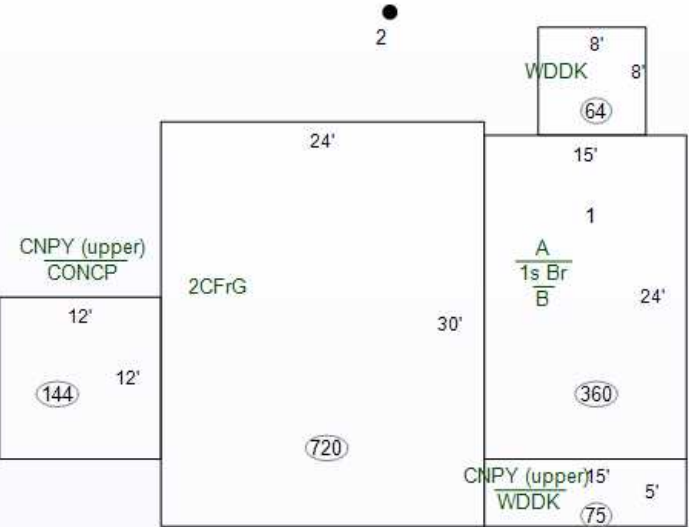
Dining Rooms0

Family Rooms0

Total Rooms3

Heat Type

Central Warm Air



| Cost Ladder |        |      |        |          |
|-------------|--------|------|--------|----------|
| Floor       | Constr | Base | Finish | Value    |
| 1           | 7      | 360  | 360    | \$57,400 |
| 2           |        |      |        |          |
| 3           |        |      |        |          |
| 4           |        |      |        |          |
| 1/4         |        |      |        |          |
| 1/2         |        |      |        |          |
| 3/4         |        |      |        |          |
| Attic       |        | 360  | 360    | \$11,000 |
| Bsmt        |        | 360  | 0      | \$20,700 |
| Crawl       |        |      |        |          |
| Slab        |        |      |        |          |

|                  |                        |          |
|------------------|------------------------|----------|
|                  | Total Base             | \$89,100 |
| Adjustments      | 1 Row Type Adj. x 1.00 | \$89,100 |
| Unfin Int (-)    |                        | \$0      |
| Ex Liv Units (+) |                        | \$0      |
| Rec Room (+)     |                        | \$0      |
| Loft (+)         |                        | \$0      |
| Fireplace (+)    |                        | \$0      |
| No Heating (-)   |                        | \$0      |
| A/C (+)          |                        | \$0      |
| No Elec (-)      |                        | \$0      |
| Plumbing (+ / -) | 5 – 5 = 0 x \$0        | \$0      |
| Spec Plumb (+)   |                        | \$0      |
| Elevator (+)     |                        | \$0      |

|                                   |                     |           |
|-----------------------------------|---------------------|-----------|
|                                   | Sub-Total, One Unit | \$89,100  |
|                                   | Sub-Total, 1 Units  |           |
| Exterior Features (+)             | \$7,900             | \$97,000  |
| Garages (+) 720 sqft              | \$27,500            | \$124,500 |
| Quality and Design Factor (Grade) |                     | 0.80      |
| Location Multiplier               |                     | 0.85      |
|                                   | Replacement Cost    | \$84,660  |

| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| 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 |
| 1: Residential Dwelling | 1            | Brick       | D     | 1930       | 1930     | 95      | A      |    |           | 0.85 |          | 1,080 sqft      | \$84,660 | 50%      | \$42,330      | 0%      | 100% | 1.150 | 1.000 | 100.00 | 0.00  |
| 2: Barn, Pole (T3)      | 1            | T3AW        | C     | 2022       | 2022     | 3       | A      |    | \$17.37   | 0.85 |          | 30' x 60' x 14' | \$26,570 | 10%      | \$23,910      | 0%      | 100% | 1.150 | 1.000 | 100.00 | 0.00  |

