

89-18-08-130-107.000-030

SHAFFER, BOBBY J & ANGELA

290 TEST RD

510, 1 Family Dwell - Platted Lot

WAYNE-295203 (029)/2952

1/2

General Information

Parcel Number 89-18-08-130-107.000-030
Local Parcel Number 50-08-130-107.000-29

Tax ID: 029-03160-00

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 295203-029
WAYNE-295203 (029)

Section/Plat 5008130

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level 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

SHAFFER, BOBBY J & ANGELA D
290 TEST RD
RICHMOND, IN 47374

Legal

PT LOT 11, 12, & 13 A R 2.09A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/23/2023 to 01/01/1900.

Notes

8/7/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows for land parcels 9 and 91.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain NV, 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 1-3 Value, Total Value \$21,200.

Data Source External Only

Collector 06/28/2023 js

Appraiser 08/07/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2518 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	360	\$15,600
Stoop, Masonry	42	\$2,300

Plumbing

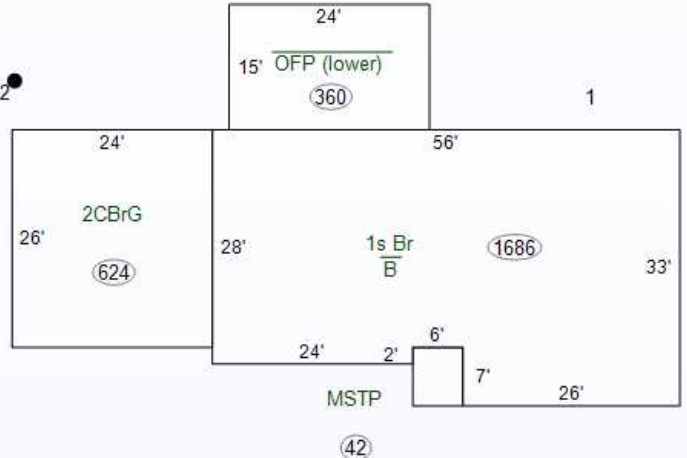
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	6	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Geothermal Only



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1686	1686	\$160,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1686	832	\$81,900	
Crawl					
Slab					

Total Base \$242,500

Adjustments 1 Row Type Adj. x 1.00 \$242,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)	1:1686	(\$9,000)
A/C (+)	1:1686	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$251,500

Sub-Total, 1 Units

Exterior Features (+)	\$17,900	\$269,400
Garages (+) 624 sqft	\$25,800	\$295,200
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$276,012

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	Brick	C+2	1954	1968	57	A		0.85		3,372 sqft	\$276,012	40%	\$165,610	0%	100%	1.110	1.000	100.00	0.00	0.00	\$183,800
2: Car Shed	1		C	2002	2002	23	A	\$10.10	0.85	\$3.41	20'x24'	\$1,636	45%	\$900	0%	100%	1.110	1.000	100.00	0.00	0.00	\$1,000
3: Geothermal	1	SV	C	2017	2017	8	A		0.85				7%		0%	100%	1.110	1.000	100.00	0.00	0.00	\$24,600
4: Utility Shed	1	SV	D	1954	1954	71	A		0.85		15'x34'		65%		0%	100%	1.110	1.000	100.00	0.00	0.00	\$0
5: Wood Deck (free standing)	1		C	2000	2000	25	F		0.85		22'x36'	\$12,495	26%	\$9,250	0%	100%	1.110	1.000	100.00	0.00	0.00	\$10,300