

89-18-08-310-107.000-030

General Information

Parcel Number
89-18-08-310-107.000-030

Local Parcel Number
50-08-310-107.000-29

Tax ID:
029-45864-00

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
5008310

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
Level

Public Utilities
All

ERA

Streets or Roads
Paved

TIF

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, April 30, 2025

Review Group
2028

SHERWOOD, STEPHANIE R

Ownership

SHERWOOD, STEPHANIE R
223 TEST RD
RICHMOND, IN 47374

Legal

PT W D SW & NW SEC 8-13-1 0.773A

223 TEST RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/23/2008	SHERWOOD, STEPH	2008000655	TD	/		I
01/01/1900	SMITH, DOROTHY TR	2008000655	TD	/		I

510, 1 Family Dwell - Platted Lot

WAYNE-295203 (029)/2952

1/2

Notes

8/7/2023 Misc: 2024 GENERAL REVAL



Res

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	☐	☐	☒	☐	☐
\$16,300	Land	\$16,300	\$13,800	\$12,200	\$12,200	\$12,200
\$16,300	Land Res (1)	\$16,300	\$13,800	\$12,200	\$12,200	\$12,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$70,200	Improvement	\$70,200	\$59,100	\$51,700	\$51,700	\$52,300
\$70,200	Imp Res (1)	\$70,200	\$59,100	\$51,700	\$51,700	\$52,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$86,500	Total	\$86,500	\$72,900	\$63,900	\$63,900	\$64,500
\$86,500	Total Res (1)	\$86,500	\$72,900	\$63,900	\$63,900	\$64,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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	0.773000	1.21	\$17,400	\$21,054	\$16,275	0%	1.0000	100.00	0.00	0.00	\$16,270

Land Computations

Calculated Acreage	0.77
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.77
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.77
91/92 Acres	0.00
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	\$16,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,300

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

1276 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 Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

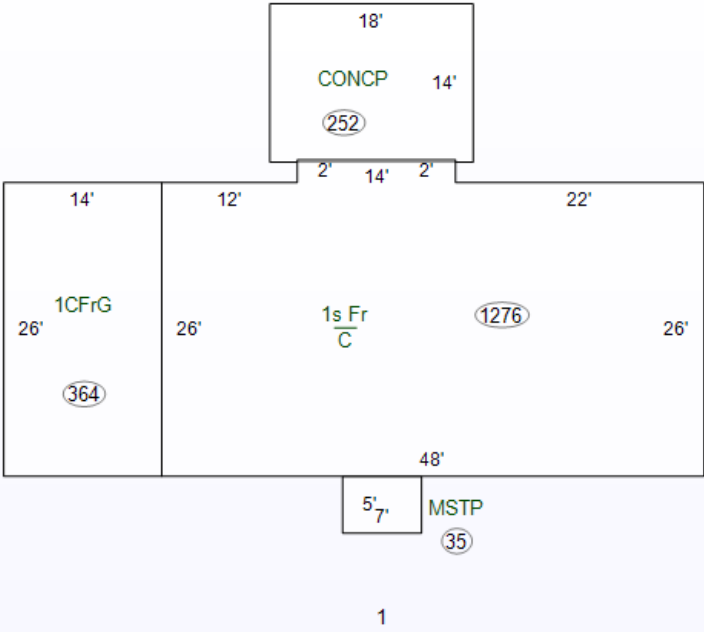
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	35	\$1,800
Patio, Concrete	252	\$1,900



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1276	1276	\$122,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1276	0	\$8,700	
Slab					
				Total Base	\$131,400
Adjustments				1 Row Type Adj. x 1.00	\$131,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1276	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$135,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$3,700	\$139,500
Garages (+) 364 sqft				\$16,500	\$156,000
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.85
				Replacement Cost	\$119,340

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	Wood Fr	D+2	1960	1960	65 A		0.85		1,276 sqft	\$119,340	47%	\$63,250	0%	100%	1.110	1.000	100.00	0.00	0.00	\$70,200