

89-18-09-110-311.000-030

THOMAS, SHERRI J

921 PARRY ST

510, 1 Family Dwell - Platted Lot

WAYNE-295433 (029)/2954

1/2

General Information

Parcel Number 89-18-09-110-311.000-030
Local Parcel Number 50-09-110-311.000-29

Ownership

THOMAS, SHERRI J
921 PARRY ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/03/2009 and 01/01/1900.

Notes

10/19/2022 Misc: 2023 GENERAL REVAL

Tax ID: 029-18357-00

Legal

28 FT W SIDE LOT 22 & W 1/2 VAC ST 5 FT ENT E
END LOT 21 PARK VIEW

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295433-029 WAYNE-295433 (029)
Section/Plat 5009110
Location Address (1) 921 PARRY ST
RICHMOND, IN 47374

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 09/26/2022 jh

Appraiser 10/19/2022 Nexus

Land Computations

Table with columns: Description, 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 \$10,600.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1416 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

Exterior Features

| Description | Area | Value |
|-------------------|------|---------|
| Patio, Concrete | 333 | \$2,400 |
| Porch, Open Frame | 50 | \$4,300 |
| Stoop, Masonry | 28 | \$1,800 |

Plumbing

| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 1 | 1 |
| Total | 4 | 6 |

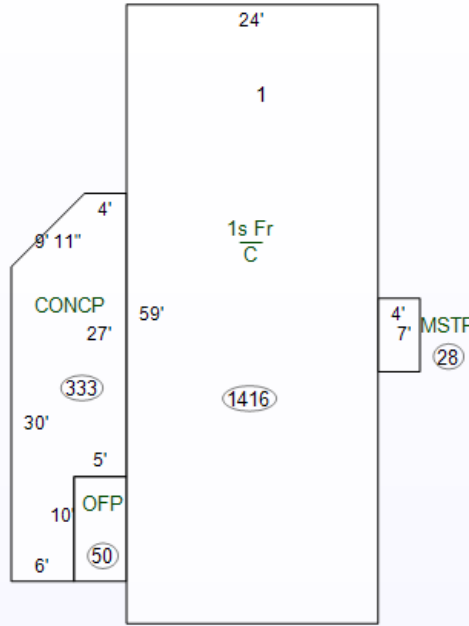
Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 6 |

Heat Type

Central Warm Air

2



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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 1Fr | 1416 | 1416 | \$130,500 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | 1416 | 0 | \$9,100 | |
| Slab | | | | | |

Total Base \$139,600

Adjustments 1 Row Type Adj. x 1.00 \$139,600

| | | |
|------------------|-------------------|-------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | | \$0 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 6 - 5 = 1 x \$800 | \$800 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$140,400

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|-----------|
| Exterior Features (+) | \$8,500 | \$148,900 |
| Garages (+) 0 sqft | \$0 | \$148,900 |
| Quality and Design Factor (Grade) | | 0.70 |
| Location Multiplier | | 0.85 |

Replacement Cost \$88,596

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-1 | 1960 | 1960 | 65 | A | | 0.85 | | 1,416 sqft | \$88,596 | 47% | \$46,960 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$47,000 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | C | 1972 | 1972 | 53 | A | \$48.82 | 0.85 | \$41.50 | 18'x22' | \$16,433 | 40% | \$9,860 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$9,900 |