

89-18-10-200-309.000-030

VOURNAZOS, CHRISTOPHER E

1235 HENLEY RD

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-10-200-309.000-030
Local Parcel Number 50-10-200-309.000-29

Ownership

VOURNAZOS, CHRISTOPHER ERIC
1235 HENLEY RD
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/17/2020 and 01/01/1900.

Notes

11/16/2022 Misc: 2023 GENERAL REVAL

Tax ID: 029-12710-00

Legal

LOT 8 HENLEY HILLS SEC 1

Routing Number 5010200-119

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 293454-029 WAYNE-293454 (029)
Section/Plat 5010200
Location Address (1) 1235 HENLEY RD RICHMOND, IN 47374

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.

Zoning

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.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 11/07/2022 jh

Appraiser 11/16/2022 Nexus

Total Value \$137,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 4929 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
Porch, Enclosed Frame	552	\$29,500
Patio, Concrete	104	\$800

Plumbing

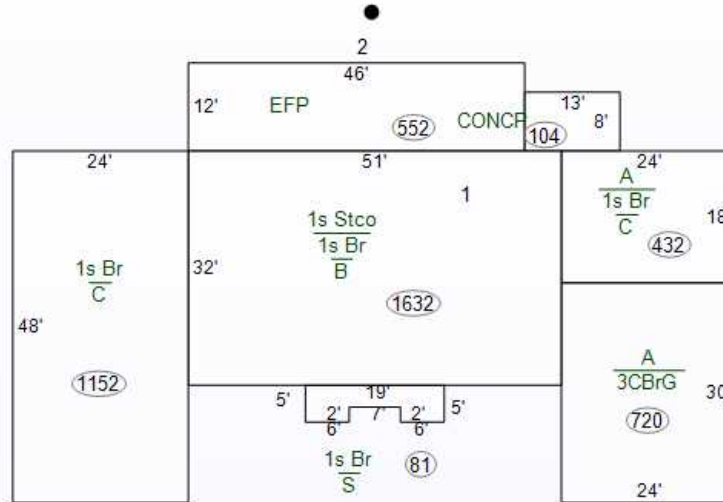
	#	TF
Full Bath	4	12
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	7	16

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	3297	3297	\$278,700	
2	2	1632	1632	\$73,800	
3					
4					
1/4					
1/2					
3/4					
Attic		1152	0	\$9,000	
Bsmt		1632	0	\$47,600	
Crawl		1584	0	\$9,600	
Slab		81	0	\$0	
Total Base					\$418,700

Adjustments

1 Row Type Adj. x 1.00		\$418,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:3	\$12,500
No Heating (-)		\$0
A/C (+)	2:1632 1:3297	\$13,200
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$1,700
Elevator (+)		\$0
Sub-Total, One Unit		\$454,900

Sub-Total, 1 Units		
Exterior Features (+)	\$30,300	\$485,200
Garages (+) 720 sqft	\$29,000	\$514,200
Quality and Design Factor (Grade)		1.40
Location Multiplier		0.85
Replacement Cost		\$611,898

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	Cap 3	Improv Value
1: Residential Dwelling	2	4/6 Maso	B+2	1985	1985	40	A			0.85		7,713 sqft	\$611,898	26%	\$452,800	0%	100%	1.220	1.000	100.00	0.00	0.00	\$552,400
2: Swimming Pool (R)	1		C	1985	1985	40	A		\$53.65	0.85	\$55.67	20'x36'	\$41,266	85%	\$6,190	50%	100%	1.220	1.000	100.00	0.00	0.00	\$3,800