

General Information

Parcel Number 89-18-10-200-724.000-030
Local Parcel Number 50-10-200-724.000-29

Tax ID: 029-04078-34

Routing Number 5010200-071

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 293454-029
WAYNE-293454 (029)

Section/Plat 5010200

Location Address (1)
1808 PHEASANT RUN
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 Wednesday, April 30, 2025
Review Group 2027

Ownership

LIFFICK, MICHAEL & SALLY J
1808 PHEASANT RUN
RICHMOND, IN 47374

Legal

LOT 101 HUNTERS POINTE SEC 5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/07/2022 to 01/01/1900.

Notes

11/17/2022 Misc: 2023 GENERAL REVAL

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, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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. Row shows data for F, F, 105, 105x180, 1.08, \$477, \$515, \$54,075, 0%, 1.0000, 100.00, 0.00, 0.00, \$54,080.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.43), Actual Frontage (105), Developer Discount, Parcel Acreage (0.43), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.43), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$54,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$54,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 4027 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, Open Masonry	65	\$5,700
Patio, Concrete	150	\$1,200

Plumbing

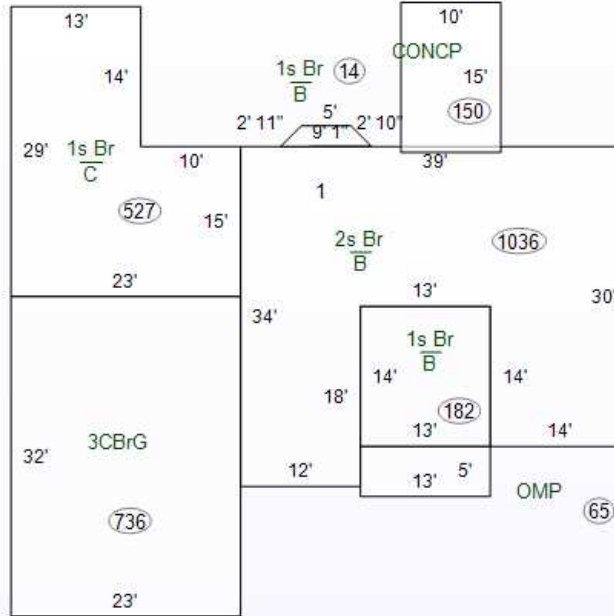
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	4	4
Total	10	17

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1759	1759	\$166,300	
2	7	1036	1036	\$63,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1232	1232	\$84,900	
Crawl		527	0	\$5,900	
Slab					

Total Base \$320,900

Adjustments 1 Row Type Adj. x 1.00 \$320,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1 PS:1 PO:1	\$9,200
No Heating (-)		\$0
A/C (+)	1:1759 2:1036	\$7,400
No Elec (-)		\$0
Plumbing (+ / -)	17 - 5 = 12 x \$800	\$9,600
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$348,900

Sub-Total, 1 Units

Exterior Features (+)	\$6,900	\$355,800
Garages (+) 736 sqft	\$30,600	\$386,400
Quality and Design Factor (Grade)	1.20	
Location Multiplier	0.85	
Replacement Cost		\$394,128

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	2	Brick	B	2001	2011	14 A		0.85		4,027 sqft	\$394,128	12%	\$346,830	0%	100%	1.220	1.000	100.00	0.00	0.00	\$423,100
2: Swimming Pool (R)	1		C	2003	2003	22 A	\$53.13	0.85	\$60.41	20'x40'	\$50,658	65%	\$17,730	50%	100%	1.220	1.000	100.00	0.00	0.00	\$10,800