General Information

Parcel Number
89-18-16-000-201.004-030

Local Parcel Number
50-16-000-201.040-29

Tax ID:
029-01274-04

Routing Number
5016000-019

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 293353-029
WAYNE-293353 (029)

Section/Plat
5016000

Location Address (1)
2220 ROAMING HILLS DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2023

Ownership

SHEEHY, JEFFREY L & SHERRI L
2220 ROAMING HILLS DR
RICHMOND, IN 47374

Legal

LOT 22 ROAMING HILLS SUB DIV

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/30/2015	SHEEHY, JEFFREY L	2015006329	WD	/	$16,000	I
01/01/1900	KIRCHER HOMES &	2015006329	WD	/	$16,000	I

Notes

11/22/2022 Misc: 2023 GENERAL REVAL

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$25,500	**Land**	**$25,500**	**$25,500**	**$25,500**	**$25,200**	**$25,200**
$25,500	Land Res (1)	$25,500	$25,500	$25,500	$25,200	$25,200
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$196,000	**Improvement**	**$196,000**	**$203,500**	**$187,100**	**$180,100**	**$174,100**
$196,000	Imp Res (1)	$196,000	$193,900	$178,200	$180,100	$174,100
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$9,600	$8,900	$0	$0
$221,500	**Total**	**$221,500**	**$229,000**	**$212,600**	**$205,300**	**$199,300**
$221,500	Total Res (1)	$221,500	$219,400	$203,700	$205,300	$199,300
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$9,600	$8,900	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		93	93x164	1.09	$315	$343	$31,899	-20%	100%	1.0000	$25,520

Data Source External Only **Collector** 11/08/2022 jh **Appraiser** 11/22/2022 Nexus

Land Computations

Calculated Acreage	0.35
Actual Frontage	93
Developer Discount	☐
Parcel Acreage	0.35
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	0.35
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$25,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$25,500**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1928 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

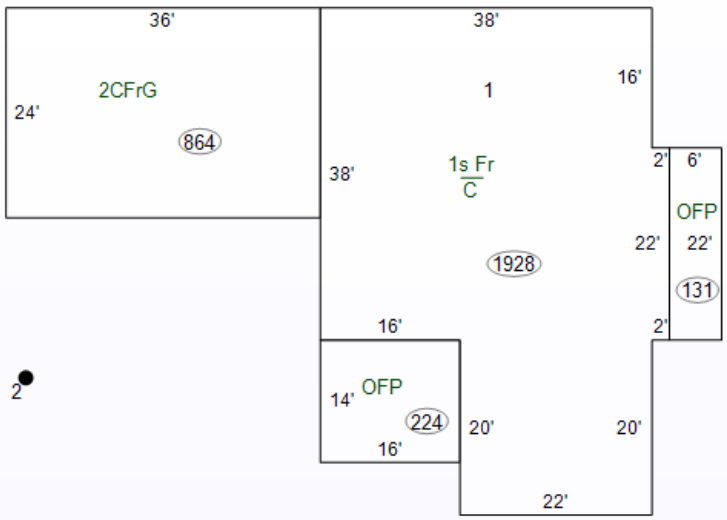
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	224	$8,300
Porch, Open Frame	131	$5,800



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1928	1928	$122,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1928	0	$8,100	
Slab					
			Total Base		$130,300
Adjustments			**1 Row Type Adj. x 1.00**		$130,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1928	$4,300
No Elec (-)					$0
Plumbing (+ / -)				9 – 5 = 4 x $800	$3,200
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$137,800
				Sub-Total, 1 Units	
Exterior Features (+)				$14,100	$151,900
Garages (+) 864 sqft				$23,800	$175,700
				Quality and Design Factor (Grade)	1.10
				Location Multiplier	0.87
				Replacement Cost	$168,145

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	C+2	2016	2016	7	A		0.87		1,928 sqft	$168,145	6%	$158,060	0%	100%	1.240	1.0000	$196,000
2: Utility Shed	0%	1	SV	D	2020	2020	3	A		0.87		16'x46'		15%		0%	100%	1.240	1.0000	$0

Total all pages $196,000 **Total this page** $196,000