

**General Information**

**Parcel Number**  
89-18-16-000-201.005-030

**Local Parcel Number**  
50-16-000-201.050-29

**Tax ID:**  
029-01274-05

**Routing Number**  
5016000-018

**Ownership**

OAKWOOD EQUITIES LLC  
801 N A ST  
RICHMOND, IN 47374

**Legal**

LOT 38 ROAMING HILLS SUB DIV

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/21/2025	OAKWOOD EQUITIES	2025001912	WD	/		
02/10/2021	CJM CONSTRUCTIO	2021001161	WD	/		
09/20/2018	CUMMINS, TRAVIS W	2018007668	WD	/		
01/01/1900	KIRCHER HOMES &		CO	/		

**Notes**

3/7/2025 Nexus: 2025 GENERAL REVAUATION

12/13/2022 CYCLICAL: 2023 GENERAL REVAL

2/24/2020 Misc: 2020: ADJUST LAND PER CAP ALLOCATION REPORT

5/9/2018 Misc: 2019 GENERAL REVALUATION

**Property Class 500**  
Vacant - 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 293353-029**  
WAYNE-293353 (029)

**Section/Plat**  
5016000

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

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$29,300</b>	<b>Land</b>	<b>\$29,300</b>	<b>\$24,800</b>	<b>\$21,800</b>	<b>\$21,800</b>	<b>\$21,800</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$29,300	Land Non Res (2)	\$29,300	\$24,800	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$21,800	\$21,800	\$21,800
<b>\$0</b>	<b>Improvement</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$29,300</b>	<b>Total</b>	<b>\$29,300</b>	<b>\$24,800</b>	<b>\$21,800</b>	<b>\$21,800</b>	<b>\$21,800</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$29,300	Total Non Res (2)	\$29,300	\$24,800	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$21,800	\$21,800	\$21,800

**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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		80	80x160.06	1.08	\$423	\$457	\$36,560	-20%	1.0000	0.00	100.00	0.00	\$29,250

**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 Wednesday, April 30, 2025

Review Group 2027

Data Source Aerial

Collector 12/13/2022 Nexus

Appraiser 12/13/2022 Nexus

**Land Computations**

Calculated Acreage	0.29
Actual Frontage	80
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.29
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	0.29
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	\$0
CAP 2 Value	\$29,300
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$29,300</b>

