

General Information

Parcel Number 89-18-16-000-201.016-030
Local Parcel Number 50-16-000-201.160-29

Tax ID: 029-01274-16

Routing Number 5016000-013

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 294202-029
WAYNE-294202 (029)

Section/Plat 5016000

Location Address (1)
2267 ROAMING HILLS DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

DAVIS, SCOTT & MISTY MAYES H&W
2267 ROAMING HILLS DR
RICHMOND, IN 47374

Legal

LOTS 32 & 33 ROAMING HILLS SUB DIV



Transfer of Ownership

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

Notes

3/20/2025 Misc: 2025: ADDED 21X42 ABOVE GROUND POOL; COMPLETED 3/20/25 PER EFC, PER#PB24-0185.
11/21/2022 Misc: 2023 GENERAL REVAL
9/29/2020 Misc: 2021 SALES REVIEW

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, and various sub-categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows include land types 9, 91, 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (6.56), Actual Frontage (0), Developer Discount, Parcel Acreage (6.56), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (5.56), Total Acres Farmland (0.00), 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 (\$20,900), 91/92 Value (\$26,600), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$26,600), CAP 3 Value (\$0), Total Value (\$47,500).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 3758 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
Patio, Concrete	266	\$2,000
Wood Deck	266	\$5,900
Stoop, Masonry	60	\$2,300

**Plumbing**

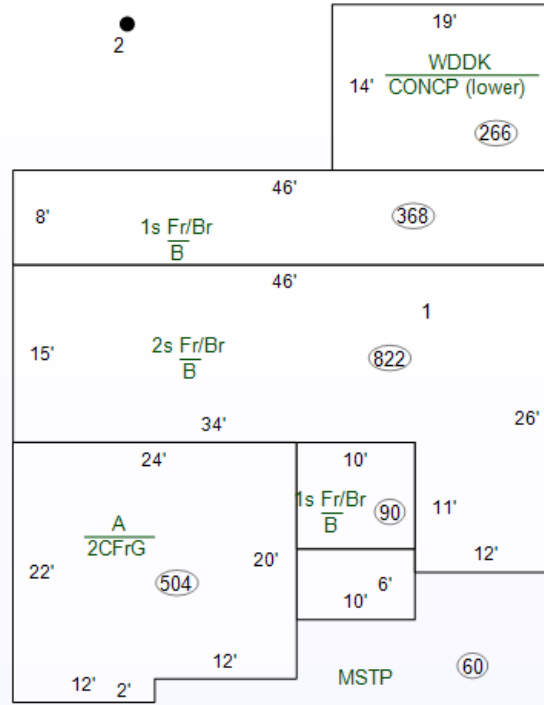
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	7	14

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1280	1280	\$126,900	
2	92	822	822	\$49,300	
3					
4					
1/4					
1/2					
3/4					
Attic		504	504	\$14,100	
Bsmt		1280	1152	\$83,900	
Crawl					
Slab					

<b>Total Base</b>	\$274,200
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Total</b>	<b>\$274,200</b>

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1280 2:822 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800 \$7,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$287,500
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$10,200 \$297,700
Garages (+) 504 sqft	\$20,100 \$317,800
Quality and Design Factor (Grade)	1.10
Location Multiplier	0.85
<b>Replacement Cost</b>	<b>\$297,143</b>

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	2/6 Maso	C+2	2004	2014	11	A		0.85			3,886 sqft	\$297,143	10%	\$267,430	0%	100%	1.240	1.000	100.00	0.00	0.00	\$331,600
2: Pool, Above Ground (Oval)	1	SV	C	2025	2025	0	A		0.85			21'x42'		0%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0