

General Information

Parcel Number 89-18-16-000-305.000-028
Local Parcel Number 50-16-000-305.000-15

Tax ID: 015-00429-00

Routing Number 5016000-043

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 028 (Local 015) WAYNE TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 155159-015 WAYNE-155159 (015)

Section/Plat 5016000

Location Address (1) 3025 STRAIGHTLINE PIKE 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

CONNIFF, JEFF & CHERYL
3025 STRAIGHTLINE PIKE
RICHMOND, IN 47374

Legal

PT SW SEC 16-13-1 7.80A & 1.21A



Date 01/01/1900 Owner CONNIFF, JEFF & CH Doc ID Code Book/Page Adj Sale Price V/I

01/01/1900 CONNIFF, JEFF & CH CO / I

Notes

12/12/2022 Misc: 2023 GENERAL REVAL

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

Table with 7 columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Valuation (Land, Improvement, Total). Rows include 2025, 2024, and 2023 data.

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

Table with 15 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 9, 91, and 82.

Land Computations

Table with 2 columns: Description and Value. Rows include Calculated Acreage (9.01), Actual Frontage (0), Developer Discount, Parcel Acreage (9.01), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.01), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (8.00), 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 (\$17,400), 91/92 Value (\$25,600), Supp. Page Land Value, CAP 1 Value (\$17,400), CAP 2 Value (\$25,600), CAP 3 Value (\$0), Total Value (\$43,000).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 3969 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
Stoop, Masonry	72	\$2,700
Porch, Enclosed Frame	152	\$11,600
Wood Deck	698	\$13,000
Canopy, Roof Extension	32	\$800
Wood Deck	32	\$1,200

**Plumbing**

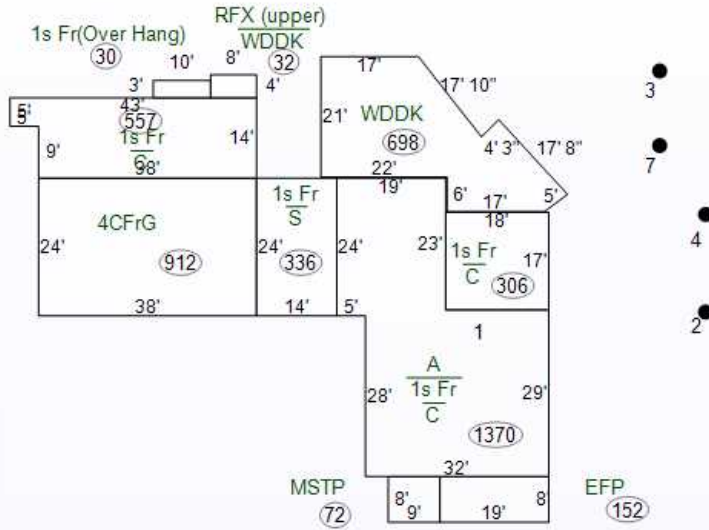
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	11

**Accommodations**

<b>Bedrooms</b>	3
<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



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2599	2599	\$205,700	
2					
3					
4					
6	1/4				
	1/2				
5	3/4				
Attic		1370	1370	\$27,700	
Bsmt					
Crawl		2233	0	\$11,400	
Slab		336	0	\$0	
<b>Total Base</b>				\$244,800	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$244,800
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:2599 A:1370 \$8,600
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$262,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$29,300	\$292,000
Garages (+) 912 sqft	\$33,600	\$325,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		\$290,598

**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	1	Wood Fr	C+1	1935	1975	50	A		0.85		3,969 sqft	\$290,598	35%	\$188,890	0%	100%	1.040	1.000	100.00	0.00	0.00	\$196,400
2: Car Shed	1		E	2010	2010	15	F	\$10.10	0.85	\$1.36	10'x20'	\$273	35%	\$180	0%	100%	1.040	1.000	100.00	0.00	0.00	\$200
3: Detached Garage	1	Pole	C	1988	1988	37	A	\$26.08	0.85	\$22.17	24'x36'	\$19,153	28%	\$13,790	0%	100%	1.040	1.000	100.00	0.00	0.00	\$14,300
4: Gazebo - Ave Quality	1		C	1990	1990	35	A	\$44.91	0.85	\$38.17	8'x8'	\$2,443	55%	\$1,100	0%	100%	1.040	1.000	100.00	0.00	0.00	\$1,100
5: Lean-to	1	Concrete	C	1988	1988	37	A	\$8.80	0.85		12'x37' x 8'	\$3,321	55%	\$1,490	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
6: Type 2 Barn	1		D	1850	1850	175	F	\$42.76	0.85		24' x 32' x 8'	\$19,555	70%	\$5,870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,900
7: Utility Shed	1	SV	C	1995	1995	30	A		0.85		8'x8'		60%		0%	100%	1.040	1.000	0.00	100.00	0.00	\$0