

89-18-16-400-222.000-028

General Information

Parcel Number
89-18-16-400-222.000-028

Local Parcel Number
50-16-400-222.008-15

Tax ID:
015-02124-00

Routing Number
5016400-033

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

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
5016400

Location Address (1)
296 SNYDER LN
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, April 30, 2025

Review Group
2027

SNYDER, JAMES E L/E REM TO

Ownership

SNYDER, JAMES E L/E REM TO NAT
JEREMY S COFFEY & ASHLEE A CO
281 SNYDER LN
RICHMOND, IN 47374

Legal

SE SEC 16-13-1 0.45A, LOT 1 SNYDER OUTLOTS



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$3,800	Land	\$3,800	\$3,200	\$12,800	\$12,800	\$12,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,800	Land Non Res (2)	\$3,800	\$3,200	\$12,800	\$12,800	\$12,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$5,100	\$5,100	\$4,200
\$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	\$5,100	\$5,100	\$4,200
\$3,800	Total	\$3,800	\$3,200	\$17,900	\$17,900	\$17,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,800	Total Non Res (2)	\$3,800	\$3,200	\$12,800	\$12,800	\$12,800
\$0	Total Non Res (3)	\$0	\$0	\$5,100	\$5,100	\$4,200

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

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
91	A		0	0.949600	1.00	\$4,000	\$4,000	\$3,798	0%	1.0000	0.00	100.00	0.00	\$3,800

Printed
Wednesday, April 30, 2025

Review Group
2027

Data Source
External Only

Collector
11/07/2022 jh

296 SNYDER LN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/26/2024	SNYDER, JAMES E L/	2024002030	QC	/		
07/09/2020	COFFEY, JAMES	2020005420	CM	/	\$2,500	
05/06/2020	BOARD OF COMMISS	2020003321	RR	/		
05/05/2020	BOARD OF COMMISS	2020003287	TS	/		
11/13/2015	MULLINS, BRANDON	2015009662	WD	/	\$30,000	
04/30/2007	MARCUM, EUGENE D	0	CO	/		

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$3,800	Land	\$3,800	\$3,200	\$12,800	\$12,800	\$12,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,800	Land Non Res (2)	\$3,800	\$3,200	\$12,800	\$12,800	\$12,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$5,100	\$5,100	\$4,200
\$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	\$5,100	\$5,100	\$4,200
\$3,800	Total	\$3,800	\$3,200	\$17,900	\$17,900	\$17,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,800	Total Non Res (2)	\$3,800	\$3,200	\$12,800	\$12,800	\$12,800
\$0	Total Non Res (3)	\$0	\$0	\$5,100	\$5,100	\$4,200

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

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
91	A		0	0.949600	1.00	\$4,000	\$4,000	\$3,798	0%	1.0000	0.00	100.00	0.00	\$3,800

Appraiser
11/18/2022 Nexus

Collector
11/07/2022 jh

501, Vacant - Unplatted (0 to 9.99 Acres)

WAYNE-155159 (015)/1551 1/2

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION
1/9/2024 Misc: 2024: REMOVED ALL
STRUCTURES PER F/C ON 01/05/23, PER TWP
ASSESSOR
11/18/2022 Misc: 2023 GENERAL REVAL

Land Computations

Calculated Acreage	0.95
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.95
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	0.95
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	\$0
91/92 Value	\$3,800
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$3,800
CAP 3 Value	\$0
Total Value	\$3,800

