

General Information

Parcel Number  
89-16-20-240-208.000-030

Local Parcel Number  
46-20-240-208.000-29

Tax ID:  
029-07832-00

Routing Number  
4620240-016

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

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  
4620240

Location Address (1)  
911 LOCUST DR  
RICHMOND, IN 47374

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Rolling

Public Utilities  
All

Streets or Roads  
Paved

Neighborhood Life Cycle Stage  
Static

Printed  
Tuesday, April 29, 2025

Review Group  
2030

Flood Hazard  
☐

ERA  
☐

TIF  
☒

Ownership

WHITED, JOHN C  
911 LOCUST DR  
RICHMOND, IN 47374

Legal  
PT NE 20-14-1 0.161A & 0.143A



| Transfer of Ownership |                    |        |      |           |     |            |     |
|-----------------------|--------------------|--------|------|-----------|-----|------------|-----|
| Date                  | Owner              | Doc ID | Code | Book/Page | Adj | Sale Price | V/I |
| 05/16/2007            | WHITED, JOHN C     |        | CO   | /         |     |            | I   |
| 01/01/1900            | DICE, LOWELL M & M |        | CO   | /         |     |            | I   |

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     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$11,600                                                                                       | Land                | \$11,600                 | \$9,900                  | \$8,600                  | \$8,600                  | \$8,600                  |
| \$11,600                                                                                       | Land Res (1)        | \$11,600                 | \$9,900                  | \$8,600                  | \$8,600                  | \$8,600                  |
| \$0                                                                                            | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0                                                                                            | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$102,300                                                                                      | Improvement         | \$102,300                | \$88,100                 | \$77,000                 | \$76,600                 | \$70,400                 |
| \$102,300                                                                                      | Imp Res (1)         | \$102,300                | \$88,100                 | \$77,000                 | \$76,600                 | \$70,400                 |
| \$0                                                                                            | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0                                                                                            | Imp Non Res (3)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$113,900                                                                                      | Total               | \$113,900                | \$98,000                 | \$85,600                 | \$85,200                 | \$79,000                 |
| \$113,900                                                                                      | Total Res (1)       | \$113,900                | \$98,000                 | \$85,600                 | \$85,200                 | \$79,000                 |
| \$0                                                                                            | Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0                                                                                            | Total Non Res (3)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')            |                     |                          |                          |                          |                          |                          |

| Land Computations       |  |  |  |  |  |  |  |  |  |  |  |  |                          |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--------------------------|
| Calculated Acreage      |  |  |  |  |  |  |  |  |  |  |  |  | 0.30                     |
| Actual Frontage         |  |  |  |  |  |  |  |  |  |  |  |  | 0                        |
| Developer Discount      |  |  |  |  |  |  |  |  |  |  |  |  | <input type="checkbox"/> |
| Parcel Acreage          |  |  |  |  |  |  |  |  |  |  |  |  | 0.30                     |
| 81 Legal Drain NV       |  |  |  |  |  |  |  |  |  |  |  |  | 0.00                     |
| 82 Public Roads NV      |  |  |  |  |  |  |  |  |  |  |  |  | 0.00                     |
| 83 UT Towers NV         |  |  |  |  |  |  |  |  |  |  |  |  | 0.00                     |
| 9 Homesite              |  |  |  |  |  |  |  |  |  |  |  |  | 0.30                     |
| 91/92 Acres             |  |  |  |  |  |  |  |  |  |  |  |  | 0.00                     |
| 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       |  |  |  |  |  |  |  |  |  |  |  |  | \$11,600                 |
| 91/92 Value             |  |  |  |  |  |  |  |  |  |  |  |  | \$0                      |
| Supp. Page Land Value   |  |  |  |  |  |  |  |  |  |  |  |  |                          |
| CAP 1 Value             |  |  |  |  |  |  |  |  |  |  |  |  | \$11,600                 |
| CAP 2 Value             |  |  |  |  |  |  |  |  |  |  |  |  | \$0                      |
| CAP 3 Value             |  |  |  |  |  |  |  |  |  |  |  |  | \$0                      |
| Total Value             |  |  |  |  |  |  |  |  |  |  |  |  | \$11,600                 |

Notes  
9/6/2017 Misc: 2018 GENERAL REVALUATION

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area988 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Porch, Open Frame

80

\$5,300

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

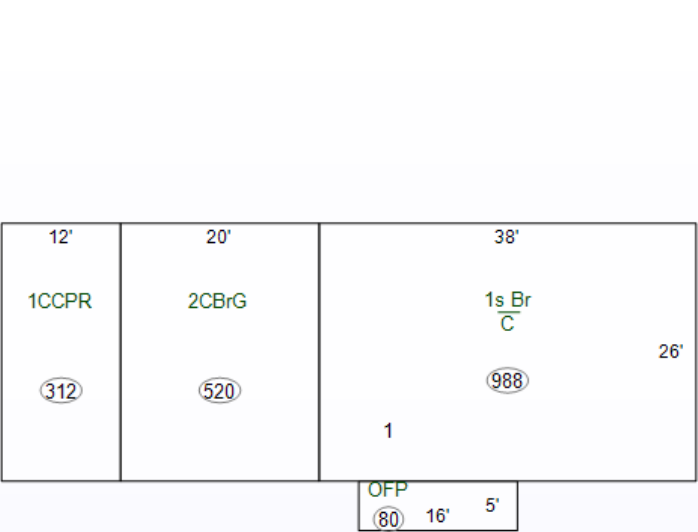
0

Total Rooms

6

Heat Type

Central Warm Air



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |        |      |        |                        |           |
|-----------------------------------|--------|------|--------|------------------------|-----------|
| Floor                             | Constr | Base | Finish | Value                  | Totals    |
| 1                                 | 7      | 988  | 988    | \$115,700              |           |
| 2                                 |        |      |        |                        |           |
| 3                                 |        |      |        |                        |           |
| 4                                 |        |      |        |                        |           |
| 1/4                               |        |      |        |                        |           |
| 1/2                               |        |      |        |                        |           |
| 3/4                               |        |      |        |                        |           |
| Attic                             |        |      |        |                        |           |
| Bsmt                              |        |      |        |                        |           |
| Crawl                             |        | 988  | 0      | \$7,600                |           |
| Slab                              |        |      |        |                        |           |
|                                   |        |      |        | Total Base             | \$123,300 |
| Adjustments                       |        |      |        | 1 Row Type Adj. x 1.00 | \$123,300 |
| Unfin Int (-)                     |        |      |        |                        | \$0       |
| Ex Liv Units (+)                  |        |      |        |                        | \$0       |
| Rec Room (+)                      |        |      |        |                        | \$0       |
| Loft (+)                          |        |      |        |                        | \$0       |
| Fireplace (+)                     |        |      |        | MS:1 MO:1              | \$4,500   |
| No Heating (-)                    |        |      |        |                        | \$0       |
| A/C (+)                           |        |      |        |                        | \$0       |
| No Elec (-)                       |        |      |        |                        | \$0       |
| Plumbing (+ / -)                  |        |      |        | 7 – 5 = 2 x \$800      | \$1,600   |
| Spec Plumb (+)                    |        |      |        |                        | \$0       |
| Elevator (+)                      |        |      |        |                        | \$0       |
| Sub-Total, One Unit               |        |      |        |                        | \$129,400 |
| Sub-Total, 1 Units                |        |      |        |                        |           |
| Exterior Features (+)             |        |      |        | \$5,300                | \$134,700 |
| Garages (+) 832 sqft              |        |      |        | \$27,000               | \$161,700 |
| Quality and Design Factor (Grade) |        |      |        |                        | 1.00      |
| Location Multiplier               |        |      |        |                        | 0.85      |
| Replacement Cost                  |        |      |        |                        | \$137,445 |

| Summary of Improvements |              |             |       |            |          |         |       |           |      |          |          |           |          |               |         |      |       |       |        |       |       |              |
|-------------------------|--------------|-------------|-------|------------|----------|---------|-------|-----------|------|----------|----------|-----------|----------|---------------|---------|------|-------|-------|--------|-------|-------|--------------|
| Description             | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co 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            | Brick       | C     | 1964       | 1969     | 56      | A     |           | 0.85 |          | 988 sqft | \$137,445 | 40%      | \$82,470      | 0%      | 100% | 1.240 | 1.000 | 100.00 | 0.00  | 0.00  | \$102,300    |