

Single Family Residence **RESIDENTIAL**

1620 PHEASANT RUN

RICHMOND, IN 47374

\$317,034 TopHap Estimate · \$141 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

1.5
BATHS

2,252 ft²
LIVING AREA

0.29 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$317K

\$286K low

\$348K high

Last Sale

\$288,610 · Dec 23, 2024

Est. Owner Equity

\$29,034

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,647 (2025)
Assessed Value	\$294,100
Previous Assessed	\$228,400
Assessor Market Value	\$294,100

PROPERTY FACTS

Property Type	Single Family Residence
County	WAYNE
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2024	Resale	Warranty Deed	\$310,000	\$138	
Dec 20, 2024	Quitclaim	Quit Claim Transfer	\$310,000	\$138	
May 30, 2012	Resale	Warranty Deed	\$184,000	\$82	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charles Elementary School	Elementary	PK–4	1.3 mi
Richmond High School	High	9–12	2.7 mi
Dennis Middle School	Middle	7–8	3.4 mi

District: Richmond Community School Corporation

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 47374

120 CRIME INDEX	224 AIR POLLUTION	44,848 POPULATION	\$53K MEDIAN IN-COME	51°F AVG TEMP	55% SUNSHINE
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------