

89-15-36-430-204.000-030

STRUNK, TYLER

2425 NW B ST

510, 1 Family Dwell - Platted Lot

WAYNE-294303 (029)/2943

1/2

General Information

Parcel Number 89-15-36-430-204.000-030

Local Parcel Number 48-36-430-204.000-29

Tax ID: 029-12709-00

Routing Number 4836430-029

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 294303-029 WAYNE-294303 (029)

Section/Plat 4836430

Location Address (1) 2425 NW B ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

STRUNK, TYLER 2425 NW B ST RICHMOND, IN 47374

Legal

LOT 81 COMMONS WESTVIEW PARCEL NO 6 1ST SUB DIV



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/26/2019 STRUNK, TYLER and 01/01/1900 FISHER, THOMAS E.

Notes

12/1/2021 Misc: 2022: GENERAL REVALUATION 1/23/2020 Misc: 2020: CHANGE CONC PATIO TO AN EFP 01-23-2020

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.23), Actual Frontage (91), Developer Discount, Parcel Acreage (0.23), 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 (0.00), Total Acres Farmland (0.23), 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 (\$0), Supp. Page Land Value, CAP 1 Value (\$26,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,400).

Data Source Aerial

Collector 09/21/2021 rc

Appraiser 12/01/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1232 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
Porch, Enclosed Frame	324	\$18,700

Plumbing

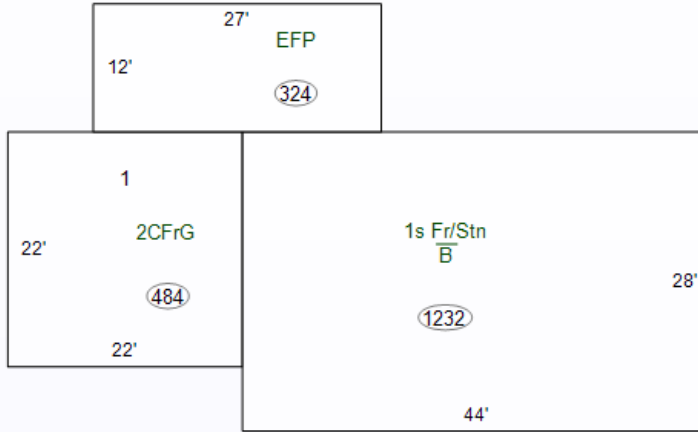
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1232	1232	\$121,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1232	0	\$39,800	
Crawl				
Slab				

Total Base \$161,200

Adjustments 1 Row Type Adj. x 1.00 \$161,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:600	\$6,700
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1232	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$173,700

Sub-Total, 1 Units

Exterior Features (+)	\$18,700	\$192,400
Garages (+) 484 sqft	\$20,100	\$212,500
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$171,594

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	1/6 Maso	C-1	1961	1961	64 A		0.85		2,464 sqft	\$171,594	42%	\$99,520	0%	100%	1.160	1.000	100.00	0.00	0.00	\$115,400