

89-15-36-440-610.000-030

TUCKER, PHYLLIS

1851 NW A ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-15-36-440-610.000-030
Local Parcel Number 48-36-440-610.000-29

Tax ID: 029-43088-00

Routing Number 4836440-106

Property Class 510 RENTAL
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 294243-029 WAYNE-294243 (029)

Section/Plat 4836440

Location Address (1) 1851 NW A 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

TUCKER, PHYLLIS
1513 HUNTER'S POINTE DR
RICHMOND, IN 47374

Legal

LOT 55 KIRKMAN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include TUCKER, PHYLLIS (2017), FEDERAL NATIONAL (2016), and RINGLEY, CATHERIN (1900).

Notes

11/24/2021 Misc: 2022: GENERAL REVALUATION

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Row for F F 45 45x160 1.08 \$336 \$363 \$16,335 0% 1.0000 100.00 0.00 0.00 \$16,340.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (45), Developer Discount, Parcel Acreage (0.17), 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 (0.17), 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 (\$16,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,300).

Data Source Aerial

Collector 10/25/2021 jf

Appraiser 11/24/2021 en

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2016 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
Wood Deck	192	\$4,600
Porch, Open Frame	176	\$9,200
Canopy, Shed Type	112	\$900

**Plumbing**

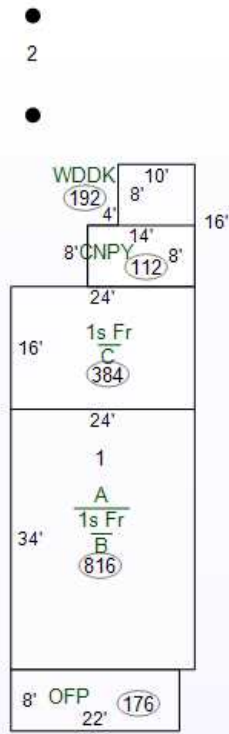
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1200	1200	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		816	816	\$20,100	
Bsmt		816	0	\$31,100	
Crawl		384	0	\$4,900	
Slab					

**Total Base** \$173,800  
**Adjustments** 1 Row Type Adj. x 1.00 \$173,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1200 A:816 \$4,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$183,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,700	\$197,900
Garages (+) 0 sqft	\$0	\$197,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$151,394</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	D+2	1930	1955	70	A			0.85		2,832 sqft	\$151,394	47%	\$80,240	0%	100%	1.180	1.000	100.00	0.00	0.00	\$94,700
2: Detached Garage/Boat H	1	Wood Fr	D	1935	1935	90	A		\$67.14	0.85	\$45.66	12'x18'	\$9,862	50%	\$4,930	0%	100%	1.180	1.000	100.00	0.00	0.00	\$5,800
3: Utility Shed	1		C	1950	1950	75	A		\$47.05	0.85	\$39.99	12'x17'	\$8,158	65%	\$2,860	0%	100%	1.180	1.000	100.00	0.00	0.00	\$3,400