

General Information

Parcel Number 89-16-24-000-108.000-028
Local Parcel Number 46-24-000-108.000-15

Tax ID: 015-00844-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 N/E WAYNE-154158 (015 N/E)
Section/Plat 4624000
Location Address (1) 2905 SHOWALTER RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

GREENE, JO ANN
2905 SHOWALTER RD
RICHMOND, IN 47374

Legal

N D NW SEC 24-14-1 3A



Transfer of Ownership

Date 01/01/1900 Owner GREENE, JO ANN Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/3/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing land computations such as Calculated Acreage (3.00), Actual Frontage (0), Developer Discount, Parcel Acreage (3.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.89), 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 (\$20,900), 91/92 Value (\$9,100), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$9,100), CAP 3 Value (\$0), and Total Value (\$30,000).

Data Source External Only

Collector 09/16/2020 ts

Appraiser 11/03/2020 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1672 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, Open Frame	64	\$5,300
Wood Deck	156	\$3,700

Plumbing

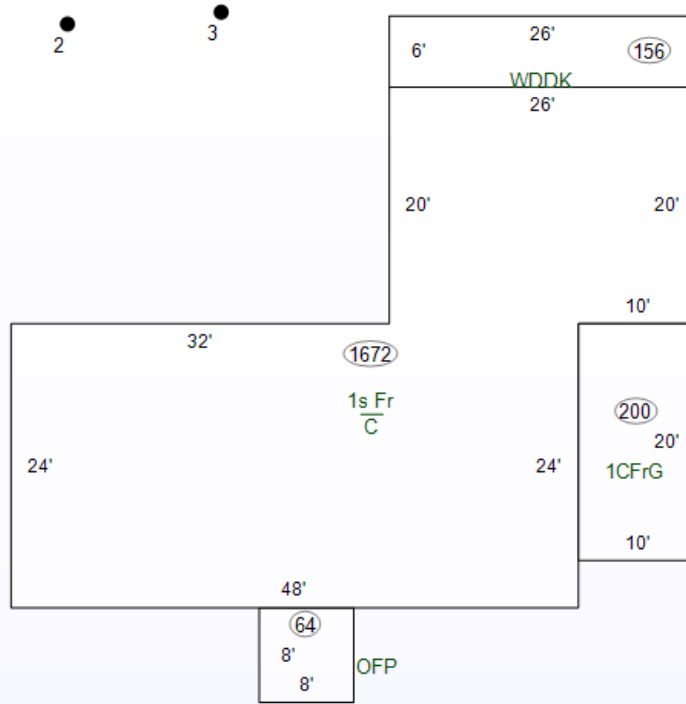
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1672	1672	\$145,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1672	0	\$10,000	
Slab				

Adjustments	1 Row Type Adj. x 1.00	\$155,600
--------------------	-------------------------------	------------------

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$158,000
----------------------------	------------------

Sub-Total, 1 Units	\$158,000
---------------------------	------------------

Exterior Features (+)	\$9,000	\$167,000
-----------------------	---------	-----------

Garages (+) 200 sqft	\$11,300	\$178,300
----------------------	----------	-----------

Quality and Design Factor (Grade)	0.95
-----------------------------------	------

Location Multiplier	0.85
---------------------	------

Replacement Cost	\$143,977
-------------------------	------------------

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	Wood Fr	C-1	1950	1950	75 A		0.85		1,672 sqft	\$143,977	45%	\$79,190	0%	100%	1.270	1.000	100.00	0.00	0.00	\$100,600
2: Lean-to	1	Earth Flo	C	2008	2008	17 A	\$4.69	0.85		7'x16' x 8'	\$446	35%	\$290	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
3: Type 2 Barn	1		C	1972	1972	53 A	\$46.29	0.85		16' x 34' x 8'	\$17,167	65%	\$6,010	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,000