

89-16-31-240-104.000-030

CHRISTOPHER, RONALD R & R

524 INDIANA AVE

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295203 (029)/2952

1/2

General Information

Parcel Number 89-16-31-240-104.000-030
Local Parcel Number 46-31-240-104.000-29

Tax ID: 029-05475-00

Routing Number 4631240-008

Property Class 511 RENTAL
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 295203-029 WAYNE-295203 (029)

Section/Plat 4631240

Location Address (1) 524 INDIANA AVE 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

CHRISTOPHER, RONALD R & ROND
528 INDIANA AVE
RICHMOND, IN 47374

Legal

PT NE SEC 31-14-1 0.90A



Transfer of Ownership

Date 01/01/1900 Owner CHRISTOPHER, RON
Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/13/2021 Misc: 2022 GENERAL REVALUATION

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 100' X 0', CI 100' 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, Value.

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source Aerial

Collector 07/29/2021 rc

Appraiser 10/13/2021 df

Total Value \$16,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1724 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	50	\$4,300
Porch, Open Frame	171	\$9,200

Plumbing

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

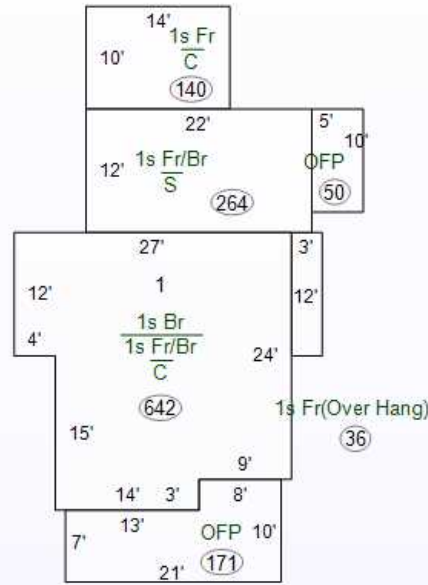
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air

●
2
●
3



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1082	1082	\$117,200	
2	7	642	642	\$49,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		782	0	\$6,700	
Slab		264	0	\$0	

Total Base \$172,900

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$172,900

Sub-Total, 1 Units	
Exterior Features (+)	\$13,500 \$186,400
Garages (+) 0 sqft	\$0 \$186,400
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
Replacement Cost	\$142,596

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	2	5/6 Maso	D+2	1900	1900	125 F		0.85		1,724 sqft	\$142,596	65%	\$49,910	0%	100%	1.110	1.000	100.00	0.00	0.00	\$55,400
2: Detached Garage/Boat H	1	Wood Fr	D	1958	1958	67 P	\$55.64	0.85	\$37.84	14'x20'	\$10,594	70%	\$3,180	0%	100%	1.110	1.000	100.00	0.00	0.00	\$3,500
3: Utility Shed	1		D	2017	2017	8 A	\$18.20	0.85	\$12.38	12'x24'	\$3,564	25%	\$2,670	0%	100%	1.110	1.000	100.00	0.00	0.00	\$3,000