

89-16-31-240-106.000-030

WASHINGTON, JERRY H

624 INDIANA AVE

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295203 (029)/2952

1/2

General Information

Parcel Number
89-16-31-240-106.000-030

Local Parcel Number
46-31-240-106.000-29

Tax ID:
029-37559-00

Routing Number
4631240-010

Ownership

WASHINGTON, JERRY H
624 INDIANA AVE
RICHMOND, IN 47374

Legal

PT NE 31-14-1 0.432A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/24/2022	WASHINGTON, JERR	2022000590	WD	/	\$84,000	I
01/06/2017	LEWIS, KELLI C	2017000133	WD	/	\$58,000	V
01/06/2017	LEWIS, KELLI C	2017000133	WD	/		I
04/01/2015	CHRISTOPHER, RON	2015002553	QC	/		I
01/01/1900	CHRISTOPHER, RON	2015002553	QC	/		I

Notes

10/13/2021 Misc: 2022 GENERAL REVALUATION

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



Res

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)
624 INDIANA AVE
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$12,000	Land	\$12,000	\$10,200	\$8,900	\$8,900	\$8,900
\$12,000	Land Res (1)	\$12,000	\$10,200	\$8,900	\$8,900	\$8,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$97,300	Improvement	\$97,300	\$81,800	\$71,900	\$47,200	\$43,200
\$97,300	Imp Res (1)	\$97,300	\$81,800	\$71,900	\$47,200	\$41,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$1,300
\$109,300	Total	\$109,300	\$92,000	\$80,800	\$56,100	\$52,100
\$109,300	Total Res (1)	\$109,300	\$92,000	\$80,800	\$56,100	\$50,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$1,300

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

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
9	A		0	0.432000	1.59	\$17,400	\$27,666	\$11,952	0%	1.0000	100.00	0.00	0.00	\$11,950

Zoning
ZO01 Residential

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

Data Source Aerial

Collector 07/29/2021 rc

Appraiser 10/13/2021 df

Land Computations

Calculated Acreage	0.43
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.43
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.43
91/92 Acres	0.00
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	\$12,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$12,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,000

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2756 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Wood Deck	162	\$3,700
Porch, Enclosed Frame	296	\$18,000

Plumbing

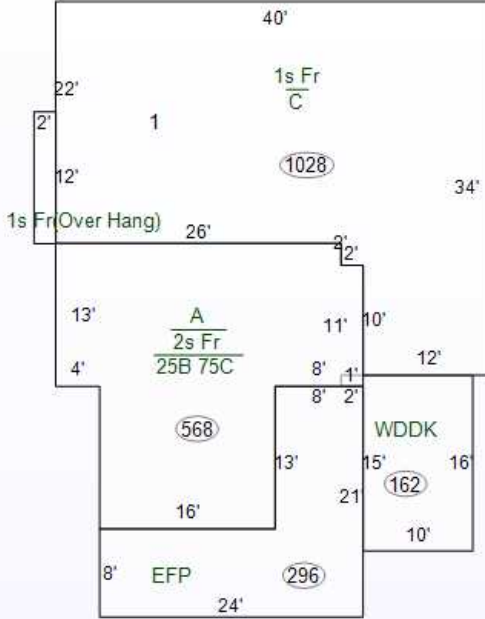
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1620	1620	\$142,100	
2	1Fr	568	568	\$38,200	
3					
4					
1/4					
1/2					
3/4					
Attic		568	568	\$15,600	
Bsmt		142	0	\$17,300	
Crawl		1454	0	\$9,200	
Slab					

	Total Base	\$222,400
Adjustments	1 Row Type Adj. x 1.00	\$222,400

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$222,400
----------------------------	------------------

Sub-Total, 1 Units	
Exterior Features (+)	\$21,700
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
Replacement Cost	\$186,737

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	Wood Fr	D+2	1849	1920	105	A		0.85		2,898 sqft	\$186,737	50%	\$93,370	25%	100%	1.110	1.000	100.00	0.00	0.00	\$77,700
2: Detached Garage/Boat H	1	Wood Fr	C	1983	1983	42	A	\$37.41	0.85	\$31.80	22'x36'	\$25,184	30%	\$17,630	0%	100%	1.110	1.000	100.00	0.00	0.00	\$19,600
3: Utility Shed	1	SV	C	2022	2022	3	A		0.85		10'x12'		15%		0%	100%	1.110	1.000	100.00	0.00	0.00	\$0