

89-16-31-330-503.000-030

General Information

Parcel Number
89-16-31-330-503.000-030

Local Parcel Number
46-31-330-503.000-29

Tax ID:
029-18661-00

Routing Number
4631330-005

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 294236-029
WAYNE-294236 (029)

Section/Plat
4631330

Location Address (1)
1710 W MAIN ST
RICHMOND, IN 47374

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

FRYE, CASSIE

Ownership

FRYE, CASSIE
1710 W MAIN ST
RICHMOND, IN 47374

Legal

LOT 12 CAROLYN HTS

1710 W MAIN ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/10/2021	FRYE, CASSIE	2021011075	WD	/	\$98,085	I
05/10/2017	SMITH, AMBER J	2017003703	WD	/	\$69,900	V
08/08/2016	ISLAND VIEW LLC	2016006472	PR	/	\$31,000	I
01/01/1900	OBERLE, CHERYL S	2016006472	PR	/	\$31,000	I

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942 1/2

Notes

11/9/2021 Misc: 2022 GENERAL REVALUATION



Res

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	☐	☐	☐	☐	☐
\$11,300	Land	\$11,300	\$9,500	\$8,400	\$8,400	\$8,400
\$11,300	Land Res (1)	\$11,300	\$9,500	\$8,400	\$8,400	\$8,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$103,700	Improvement	\$103,700	\$89,300	\$78,300	\$79,900	\$59,600
\$103,700	Imp Res (1)	\$103,700	\$89,300	\$78,300	\$79,900	\$59,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$115,000	Total	\$115,000	\$98,800	\$86,700	\$88,300	\$68,000
\$115,000	Total Res (1)	\$115,000	\$98,800	\$86,700	\$88,300	\$68,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		42	42x116	0.95	\$282	\$268	\$11,256	0%	1.0000	100.00	0.00	0.00	\$11,260

Land Computations

Calculated Acreage	0.11
Actual Frontage	42
Developer Discount	☐
Parcel Acreage	0.11
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	0.11
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	\$11,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,300

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1570 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms3

Living Rooms1

Dining Rooms1

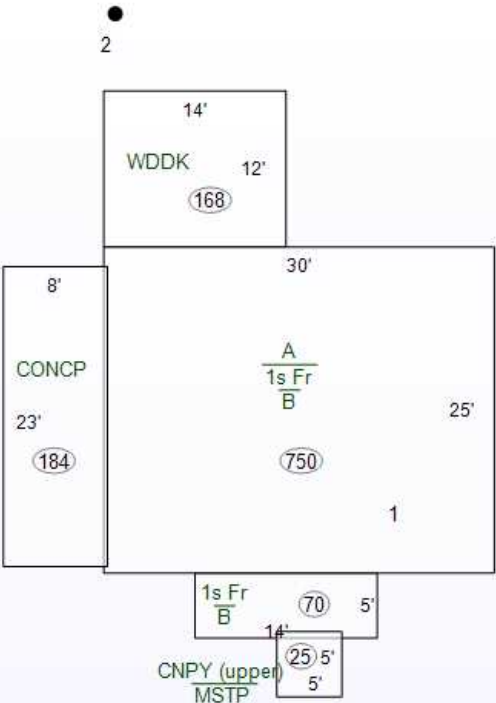
Family Rooms0

Total Rooms6

Heat Type

Central Warm Air

Roofing		
☐ Built-Up	☐ Metal	☒ Asphalt
☐ Wood Shingle		☐ Slate
		☐ Tile
		☐ Other
Exterior Features		
Description	Area	Value
Wood Deck	168	\$4,100
Stoop, Masonry	25	\$1,800
Canopy, Shed Type	25	\$400
Patio, Concrete	184	\$1,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	820	820	\$90,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		750	750	\$18,900	
Bsmt		820	0	\$31,100	
Crawl					
Slab					
		Total Base			\$140,600
Adjustments		1 Row Type Adj. x 1.00			\$140,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)			A:360 1:820		\$5,400
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$146,000
		Sub-Total, 1 Units			
Exterior Features (+)				\$7,600	\$153,600
Garages (+) 0 sqft				\$0	\$153,600
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.85
Replacement Cost					\$117,504

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	D+2	1942	1982	43	G		0.85		2,390 sqft	\$117,504	30%	\$82,250	0%	100%	1.190	1.000	100.00	0.00	0.00	\$97,900
2: Detached Garage/Boat H	1	Wood Fr	D	1945	1945	80	A	\$59.52	0.85	\$40.47	12'x20'	\$9,714	50%	\$4,860	0%	100%	1.190	1.000	100.00	0.00	0.00	\$5,800