

89-16-31-430-130.000-030

LEE, ANDREW H

800 NW C ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number
89-16-31-430-130.000-030

Local Parcel Number
46-31-430-130.000-29

Tax ID:
029-25508-00

Routing Number
4631430-089

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Ownership

LEE, ANDREW H
800 NW C ST
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/12/2023	LEE, ANDREW H	2023002694	WD	/	\$78,000	I
12/09/2014	SPARKS, HERMAN L	2014009100	SH	/	\$36,211	I
04/15/2011	KUNKEL, CHELSEA K	2011002682	WD	/	\$67,000	V
11/23/2009	CHAD J STEGNER		CO	/	\$31,170	V
11/23/2009	STEGNER, CHAD J	2009010897	SW	/	\$31,170	V
03/19/2009	URBAN DEVELOPME		CO	/	\$0	I

Notes

12/23/2021 Misc: 2022 GENERAL REVALUATION

Legal

LOT 101 PEACOCK TERRACE



Res

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
4631430

Location Address (1)
800 NW C ST
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"/>
\$17,400	Land	\$17,400	\$14,800	\$13,000	\$13,000	\$13,000
\$17,400	Land Res (1)	\$17,400	\$14,800	\$13,000	\$13,000	\$13,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$65,300	Improvement	\$65,300	\$56,500	\$49,500	\$50,700	\$45,900
\$65,300	Imp Res (1)	\$65,300	\$56,500	\$49,500	\$50,100	\$45,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$600	\$600
\$82,700	Total	\$82,700	\$71,300	\$62,500	\$63,700	\$58,900
\$82,700	Total Res (1)	\$82,700	\$71,300	\$62,500	\$63,100	\$58,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$600	\$600

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		53	53x125	0.98	\$336	\$329	\$17,437	0%	1.0000	100.00	0.00	0.00	\$17,440

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 12/13/2021 Nexus

Appraiser 12/23/2021 lp

Land Computations

Calculated Acreage	0.15
Actual Frontage	53
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$17,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1028 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
Patio, Concrete	260	\$1,900
Wood Deck	52	\$1,700
Stoop, Masonry	30	\$1,800

Plumbing

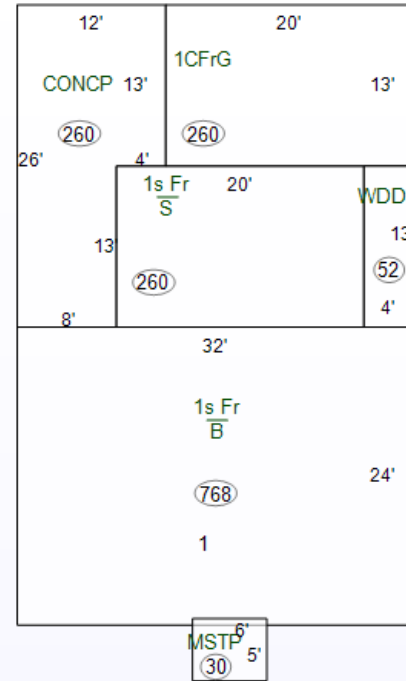
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1028	1028	\$106,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	768	0	\$30,100	
Crawl				
Slab	260	0	\$0	
Total Base			\$137,000	

Adjustments

1 Row Type Adj. x 1.00	\$137,000
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1028 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$145,500
Sub-Total, 1 Units	
Exterior Features (+)	\$5,400 \$150,900
Garages (+) 260 sqft	\$12,800 \$163,700
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$118,273

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+1	1945	1975	50 A		0.85		1,796 sqft	\$118,273	40%	\$70,960	22%	100%	1.180	1.000	100.00	0.00	0.00	\$65,300
2: Utility Shed	1	SV	D	1980	1980	45 F		0.85		8'x14'		70%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0