

89-16-31-430-314.000-030

MC CLURE, TAYLOR

200 NW 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-430-314.000-030
Local Parcel Number 46-31-430-314.000-29

Tax ID: 029-30517-00

Routing Number 4631430-126

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 294243-029
WAYNE-294243 (029)

Section/Plat 4631430

Location Address (1)
200 NW 10TH ST
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

MC CLURE, TAYLOR
200 NW 10TH ST
RICHMOND, IN 47374

Legal

72.5 X 50 FT S SIDE LOTS 144 & 145 PEACOCK
TER 72.5 X 25 FT E SIDE LOT 146 PEACOCK TER



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 15 columns: 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 73 73x125 0.98 \$336 \$329 \$24,017 0% 1.0000 100.00 0.00 0.00 \$24,020

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Res

Notes

10/19/2017 Misc: 2018 GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value

**General Information**

|                      |                      |
|----------------------|----------------------|
| <b>Occupancy</b>     | Single-Family        |
| <b>Description</b>   | Residential Dwelling |
| <b>Story Height</b>  | 1 1/2                |
| <b>Style</b>         | N/A                  |
| <b>Finished Area</b> | 1664 sqft            |
| <b>Make</b>          |                      |

**Floor Finish**

|   |  |
|---|--|
| <input type="checkbox"/> Earth                  | <input type="checkbox"/> Tile                  |
| <input checked="" type="checkbox"/> Slab        | <input checked="" type="checkbox"/> Carpet     |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Parquet                |  |

**Wall Finish**

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Fiberboard                 |  |

**Roofing**

|                                       |                                |   |                                |                               |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up     | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle |                                | <input type="checkbox"/> Other              |                                |                               |

**Exterior Features**

| Description       | Area | Value   |
|-------------------|------|---------|
| Porch, Open Frame | 128  | \$7,500 |
| Patio, Concrete   | 35   | \$200   |
| Patio, Concrete   | 75   | \$600   |
| Patio, Concrete   | 440  | \$2,900 |

**Plumbing**

|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 1 | 2  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 7  |

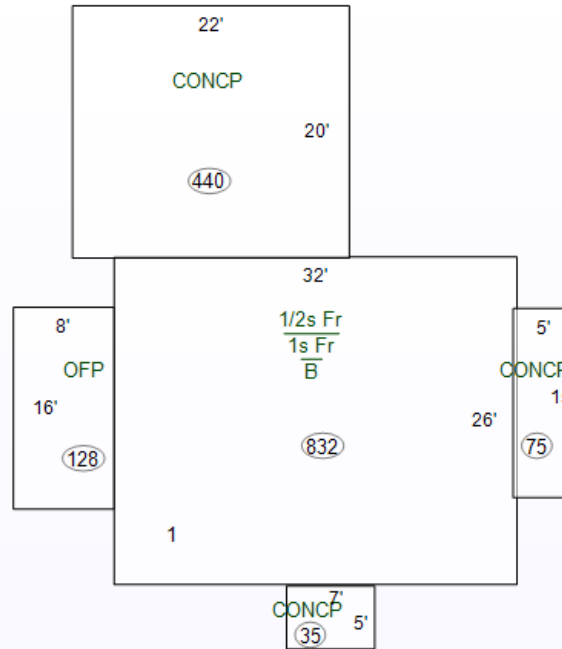
**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 6 |

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

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

**Cost Ladder**

| Floor | Constr | Base | Finish | Value    | Totals |
|-------|--------|------|--------|----------|--------|
| 1     | 1Fr    | 832  | 832    | \$90,600 |        |
| 2     |        |      |        |          |        |
| 3     |        |      |        |          |        |
| 4     |        |      |        |          |        |
| 1/4   |        |      |        |          |        |
| 1/2   | 1Fr    | 832  | 832    | \$36,900 |        |
| 3/4   |        |      |        |          |        |
| Attic |        |      |        |          |        |
| Bsmt  |        | 832  | 0      | \$31,100 |        |
| Crawl |        |      |        |          |        |
| Slab  |        |      |        |          |        |

**Total Base** \$158,600

**Adjustments** 1 Row Type Adj. x 1.00 \$158,600

|                  |                   |         |
|------------------|-------------------|---------|
| Unfin Int (-)    |                   | \$0     |
| Ex Liv Units (+) |                   | \$0     |
| Rec Room (+)     |                   | \$0     |
| Loft (+)         |                   | \$0     |
| Fireplace (+)    | MS:1 MO:1         | \$4,500 |
| No Heating (-)   |                   | \$0     |
| A/C (+)          | 1:832 1/2:832     | \$6,000 |
| No Elec (-)      |                   | \$0     |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 | \$1,600 |
| Spec Plumb (+)   |                   | \$0     |
| Elevator (+)     |                   | \$0     |

**Sub-Total, One Unit** \$170,700

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$11,200 | \$181,900 |
| Garages (+) 0 sqft                | \$0      | \$181,900 |
| Quality and Design Factor (Grade) |          | 0.80      |
| Location Multiplier               |          | 0.85      |

**Replacement Cost** \$123,692

**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 1/2        | Wood Fr     | D     | 1938       | 1975     | 50         | G  |           | 0.85 |          | 2,496 sqft | \$123,692 | 35%      | \$80,400      | 0%      | 100% | 1.180 | 1.000 | 100.00 | 0.00  | 0.00  | \$94,900     |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | C     | 1938       | 1938     | 87         | A  | \$59.52   | 0.85 | \$50.59  | 12'x20'    | \$12,142  | 45%      | \$6,680       | 0%      | 100% | 1.180 | 1.000 | 100.00 | 0.00  | 0.00  | \$7,900      |