

89-16-31-430-319.000-030

WIER, GARY N & THERESA

224 NW 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-430-319.000-030
Local Parcel Number 46-31-430-319.000-29

Tax ID: 029-32755-00

Routing Number 4631430-121

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) 224 NW 10TH ST RICHMOND, IN 47374

Ownership

WIER, GARY N & THERESA
224 NW 10TH ST
RICHMOND, IN 47374

Legal

LOT 140 PEACOCK TERRACE 2ND



Transfer of Ownership

Date 01/01/1900 Owner WIER, GARY N & THE Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/23/2017 Misc: 2018 GENERAL REVALUATION

Res

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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/23/2017 ts

Appraiser 10/23/2017 tw

Land Computations

Table with 2 columns: Land Computations, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$16,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1990 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, Enclosed Frame	192	\$13,800
Porch, Open Frame	120	\$7,500
Patio, Brick	608	\$9,900

Plumbing

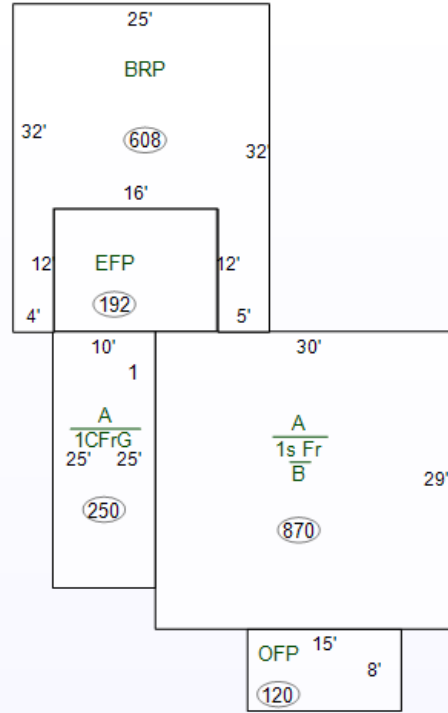
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	870	870	\$94,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1120	1120	\$23,900	
Bsmt		870	0	\$32,100	
Crawl					
Slab					

Total Base \$150,800
Adjustments 1 Row Type Adj. x 1.00 \$150,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	1:400	\$2,700
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:870 A:1120	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$164,900

Sub-Total, 1 Units

Exterior Features (+)	\$31,200	\$196,100
Garages (+) 250 sqft	\$12,800	\$208,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$150,930

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1955	70	G			0.85		2,860 sqft	\$150,930	42%	\$87,540	0%	100%	1.180	1.000	100.00	0.00	0.00	\$103,300
2: Utility Shed	1		D	1993	1993	32	A		\$26.02	0.85	\$17.69	8'x10'	\$1,415	65%	\$500	0%	100%	1.180	1.000	100.00	0.00	0.00	\$600