

89-16-31-430-626.000-030

GREEN, RICHARD E

836 W MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-430-626.000-030
Local Parcel Number 46-31-430-626.000-29

Tax ID: 029-06375-00

Routing Number 4631430-007

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) 836 W MAIN ST RICHMOND, IN 47374

Ownership

GREEN, RICHARD E
836 W MAIN ST
RICHMOND, IN 47374

Legal

LOT 9 PEACOCK TERRACE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/07/2008 GREEN, RICHARD E and 01/01/1900 FAHIEN, JANICE S, T.

Notes

11/18/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns: Year (2025, 2024, 2023, 2022, 2021), 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 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 ZO01 Residential

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 11/03/2021 jf

Appraiser 11/18/2021 lp

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.13), Actual Frontage (42), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$14,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 840 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	63	\$600

Plumbing

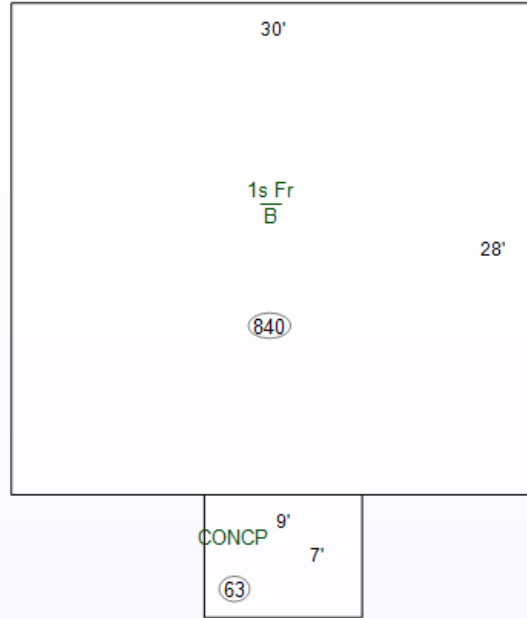
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	840	840	\$92,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		840	0	\$31,600	
Crawl					
Slab					

Total Base \$124,300

Adjustments 1 Row Type Adj. x 1.00 \$124,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	1:476	\$3,300
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:840	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$132,600

Sub-Total, 1 Units

Exterior Features (+)	\$600	\$133,200
Garages (+) 0 sqft	\$0	\$133,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$96,237

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	1943	1950	75	G		0.85		1,680 sqft	\$96,237	45%	\$52,930	0%	100%	1.180	1.000	100.00	0.00	0.00	\$62,500
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75	A	\$55.64	0.85	\$47.29	14'x20'	\$13,242	45%	\$7,280	0%	100%	1.180	1.000	100.00	0.00	0.00	\$8,600