

General Information

Parcel Number 89-16-31-430-627.000-030
Local Parcel Number 46-31-430-627.000-29

Tax ID: 029-50199-00

Routing Number 4631430-006

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) 830 W MAIN ST RICHMOND, IN 47374

Ownership

VIA, FREDERICK THOMAS & CAROL
830 W MAIN ST
RICHMOND, IN 47374

Legal

LOT 8 PEACOCK



Transfer of Ownership

Date 01/01/1900 Owner VIA, FREDERICK TH
Doc ID Code Book/Page Adj Sale Price V/I

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 for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and 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 11/03/2021 jf

Appraiser 11/18/2021 lp

Land Computations

Table listing land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value \$14,100.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1644 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	144	\$11,600

Plumbing

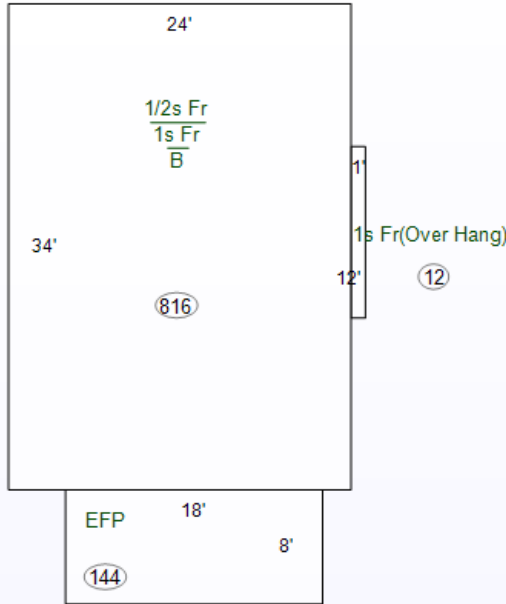
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

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	828	828	\$90,600	
2					
3					
4					
1/4					
1/2	1Fr	816	816	\$36,900	
3/4					
Attic					
Bsmt		816	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 (+)		\$0
No Heating (-)		\$0
A/C (+)	1:828 1/2:816	\$6,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$166,200
Sub-Total, 1 Units		
Exterior Features (+)	\$11,600	\$177,800
Garages (+) 0 sqft	\$0	\$177,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$143,574

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	C-1	1938	1938	87	A		0.85		2,460 sqft	\$143,574	45%	\$78,970	0%	100%	1.180	1.000	100.00	0.00	0.00	\$93,200
2: Car Shed	1		E	1993	1993	32	A	\$10.10	0.85	\$3.43	14'x22'	\$1,058	50%	\$530	0%	100%	1.180	1.000	100.00	0.00	0.00	\$600
3: Detached Garage/Boat H	1	Wood Fr	C	1941	1941	84	A	\$46.21	0.85	\$43.49	20'x22'	\$19,138	45%	\$10,530	0%	100%	1.180	1.000	100.00	0.00	0.00	\$12,400