

89-16-31-430-723.000-030

STOUT, DAVID L

818 NW A ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942 1/2

General Information

Parcel Number 89-16-31-430-723.000-030
Local Parcel Number 46-31-430-723.000-29

Tax ID: 029-42656-00

Routing Number 4631430-037

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) 818 NW A ST RICHMOND, IN 47374

Ownership

STOUT, DAVID L
818 NW A ST
RICHMOND, IN 47374

Legal

LOT 42 PEACOCK TER

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/21/2021 STOUT, DAVID L and 01/01/1900 DIAMOND, ALFREDO.

Notes

11/23/2021 Misc: 2022: GENERAL REVALUATION



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

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. Row shows F, F, 42, 42x125, 0.98, \$336, \$329, \$13,818, 0%, 1.0000, 100.00, 0.00, 0.00, \$13,820.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

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 11/03/2021 jf

Appraiser 11/23/2021 en

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.12), Actual Frontage (42), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$13,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2330 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, Open Frame	216	\$10,900
Porch, Enclosed Frame	63	\$7,800
Patio, Concrete	192	\$1,500

Plumbing

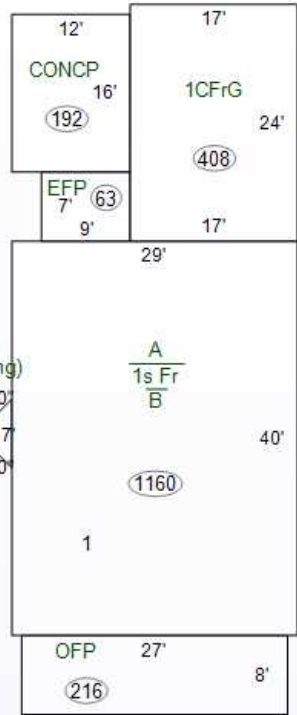
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1170	1170	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1160	1160	\$24,200	
Bsmt	1160	0	\$38,100	
Crawl				
Slab				

Total Base \$178,500

Adjustments 1 Row Type Adj. x 1.00 \$178,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1170 A:1160	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$185,300

Sub-Total, 1 Units

Exterior Features (+)	\$20,200	\$205,500
Garages (+) 408 sqft	\$17,600	\$223,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$170,672

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+2	1911	1980	45	G			0.85		3,490 sqft	\$170,672	30%	\$119,470	0%	100%	1.180	1.000	100.00	0.00	0.00	\$141,000