

General Information

Parcel Number
89-16-31-440-117.000-030

Local Parcel Number
46-31-440-117.000-29

Tax ID:
029-31326-00

Routing Number
4631440-047

Property Class 510
1 Family Dwell - Platted Lot

Ownership

GNAU, JAMES
204 NW 5TH ST
RICHMOND, IN 47374

Legal

38 FT LOT 5 HP & W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/27/2021	GNAU, JAMES	2021010569	QC	/		
10/27/2021	WILLIAMS, PATRICK	2021010568	SA	/		
05/26/2021	WILLIAMS, PATRICK	2021005346	PR	/		
05/26/2021	WILLIAMS, PATRICK	2021005346	PR	/		
12/29/2010	WILLIAMS, THOMAS	2010010278	QC	/		
01/01/1900	WILLIAMS, WILLIAM	2010010278	QC	/		

Notes

9/30/2021 Misc: 2022 GENERAL REVALUATION

8/6/2021 Misc: 2021: INFORMAL REVIEW, ACCEPTED APPRAISAL FOR SUBJECT PROPERTY.



Res

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
4631440

Location Address (1)
204 NW 5TH ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	Inf
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	08/06/2021
Appraisal (externa	Valuation Method	Appraisal (externa	Appraisal (externa	Appraisal (externa	Appraisal (externa	Appraisal (externa
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$10,300	Land	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300
\$10,300	Land Res (1)	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$4,700	Improvement	\$4,700	\$4,700	\$4,700	\$4,700	\$4,700
\$4,700	Imp Res (1)	\$4,700	\$4,700	\$4,700	\$4,700	\$4,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$15,000	Total	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
\$15,000	Total Res (1)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Zoning	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		20	20x119	0.96	\$336	\$323	\$6,460	0%	1.0000	100.00	0.00	0.00	\$6,460
Subdivision	F	F		20	20x164	1.09	\$336	\$366	\$7,320	0%	1.0000	100.00	0.00	0.00	\$7,320

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities All

Streets or Roads Paved

TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source Aerial Collector 07/15/2021 rc Appraiser 09/30/2021 df

Land Computations

Calculated Acreage	0.13
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
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	\$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 2500 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
Wood Deck	160	\$3,700
Porch, Open Frame	248	\$12,000

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

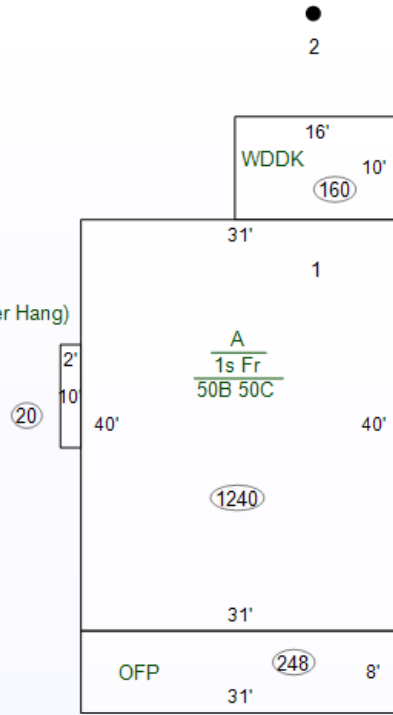
Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

1s Fr(Over Hang)



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1260	1260	\$121,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1240	1240	\$25,800	
Bsmt	620	0	\$27,100	
Crawl	620	0	\$6,400	
Slab				

Total Base			\$180,300
Adjustments	1 Row Type Adj. x 1.00		\$180,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$180,300
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Sub-Total, 1 Units	\$180,300
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Exterior Features (+)	\$15,700	\$196,000
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Garages (+) 0 sqft	\$0	\$196,000
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.85
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Replacement Cost	\$149,940
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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+2	1918	1918	107	F		0.85		3,120 sqft	\$149,940	65%	\$52,480	0%	100%	1.180	1.000	100.00	0.00	0.00	\$61,900
2: Detached Garage/Boat H	1	Wood Fr	D	1925	1925	100	F	\$59.52	0.85	\$40.47	12'x20'	\$9,714	65%	\$3,400	0%	100%	1.180	1.000	100.00	0.00	0.00	\$4,000