

General Information

Parcel Number
89-16-31-440-119.000-030

Local Parcel Number
46-31-440-119.000-29

Tax ID:
029-55087-00

Routing Number
4631440-049

Ownership

THURSTON, JESSICA L
212 NW 5TH ST
RICHMOND, IN 47374

Legal

LOT 3 HP W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/10/2021	THURSTON, JESSICA	2021004649	WD	/	\$79,900	V
08/08/2013	JENKINS, TERRY	2013007115	WD	/		I
05/30/2013	WISE, ABBY	2013004805	QC	/	\$22,500	I
10/31/2012	SECRETARY OF VET	2012009240	SW	/	\$10	I
07/02/2012	PNC BANK NATIONA	2012005528	SH	/	\$42,303	I
01/01/1900	STRUNK, GREGORY	2012005528	SH	/	\$42,303	I

Notes

9/30/2021 Misc: 2022 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



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)
212 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	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
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 type="checkbox"/>
\$14,600	Land	\$14,600	\$12,400	\$10,900	\$10,900	\$10,900
\$14,600	Land Res (1)	\$14,600	\$12,400	\$10,900	\$10,900	\$10,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$91,800	Improvement	\$91,800	\$79,800	\$69,800	\$70,700	\$61,400
\$91,800	Imp Res (1)	\$91,800	\$79,800	\$69,800	\$70,700	\$61,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$106,400	Total	\$106,400	\$92,200	\$80,700	\$81,600	\$72,300
\$106,400	Total Res (1)	\$106,400	\$92,200	\$80,700	\$81,600	\$72,300
\$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')

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		40	40x164	1.09	\$336	\$366	\$14,640	0%	1.0000	100.00	0.00	0.00	\$14,640

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities All

ERA

Streets or Roads Paved

TIF

Neighborhood Life Cycle Stage Static

Land Computations

Calculated Acreage	0.15
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$14,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,600

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1420 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	112	\$6,300

Plumbing

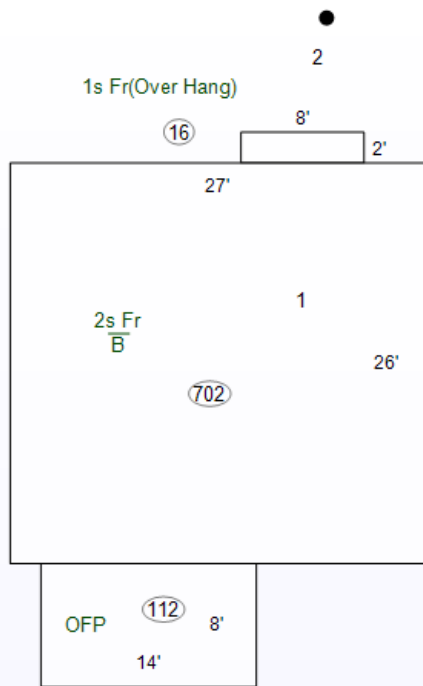
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	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	718	718	\$82,500	
2	1Fr	702	702	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		702	0	\$28,600	
Crawl					
Slab					

Total Base \$153,600

Adjustments 1 Row Type Adj. x 1.00 \$153,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
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 \$158,100

Sub-Total, 1 Units

Exterior Features (+) \$6,300 \$164,400

Garages (+) 0 sqft \$0 \$164,400

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$125,766

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	2	Wood Fr	D+2	1900	1900	125 G		0.85		2,122 sqft	\$125,766	45%	\$69,170	0%	100%	1.180	1.000	100.00	0.00	0.00	\$81,600
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105 A	\$51.44	0.85	\$43.72	18'x20'	\$15,741	45%	\$8,660	0%	100%	1.180	1.000	100.00	0.00	0.00	\$10,200