

89-16-32-110-506.000-030

ESH, BENUEL

1100 HARRIS ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH RE 1/2

General Information

Parcel Number 89-16-32-110-506.000-030
Local Parcel Number 46-32-110-506.000-29

Tax ID: 029-07736-00

Routing Number 4632110-030

Property Class 510 RENTAL
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 295244 NORTH RE WAYNE-295244 NORTH RENTAL (

Section/Plat 4632110

Location Address (1) 1100 HARRIS ST RICHMOND, IN 47374

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

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

ESH, BENUEL
9054 N JACKSONBURG RD
HAGERSTOWN, IN 47346

Legal

48 FT HARRIS ST PT LOT 5 & 7 P & L



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/01/2022 to 01/01/1900.

Notes

12/14/2021 Misc: 2022 GENERAL REVALUATION

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), 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). Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 values for F, F, 48, 48x109, 0.95, \$228, \$217, \$10,416, 0%, 1.0000, 100.00, 0.00, 0.00, \$10,420.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.12), Actual Frontage (48), 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 (\$10,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 720 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**

Plumbing

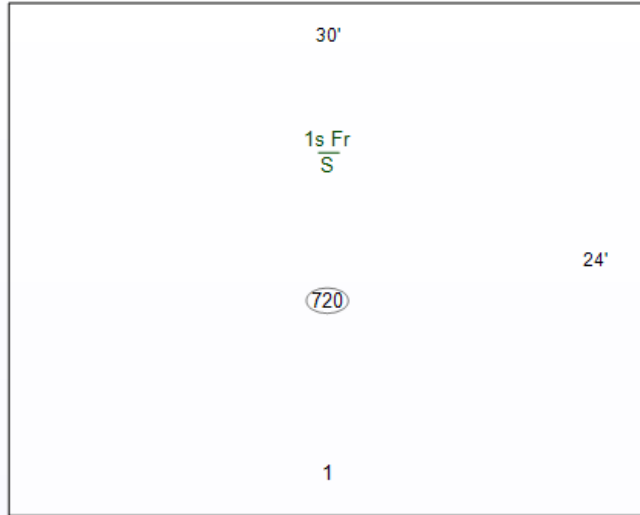
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 2
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 4

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	720	720	\$82,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		720	0	\$0	
				Total Base	\$82,500

Adjustments **1 Row Type Adj. x 1.00** **\$82,500**

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$82,500

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$82,500
Garages (+) 0 sqft	\$0	\$82,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$63,113

Specialty Plumbing

Description **Count** **Value**

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	1953	1986	39	A			0.85		720 sqft	\$63,113	34%	\$41,650	0%	100%	0.760	1.000	100.00	0.00	0.00	\$31,700