

89-16-32-140-134.000-030

MALACHI, SHERYL JEANNINE

54 VINE ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-32-140-134.000-030
Local Parcel Number 46-32-140-134.000-29

Tax ID: 029-30045-00

Routing Number 4632140-114

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 294241-029
WAYNE-294241 (029)

Section/Plat 4632140

Location Address (1)
54 VINE 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

MALACHI, SHERYL JEANNINE
PO BOX 1725
RICHMOND, IN 47375

Legal

LOTS 7 & 8 THOMAS



Transfer of Ownership

Date 01/01/1900 Owner MALACHI, SHERYL J Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/14/2017 Misc: 2018 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value (\$15,600).

Data Source External Only

Collector 09/07/2021 rc

Appraiser 09/14/2021 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 988 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
Canopy, Shed Type	36	\$400
Stoop, Masonry	36	\$1,800
Porch, Enclosed Frame	104	\$9,400
Wood Deck	128	\$3,300

Plumbing

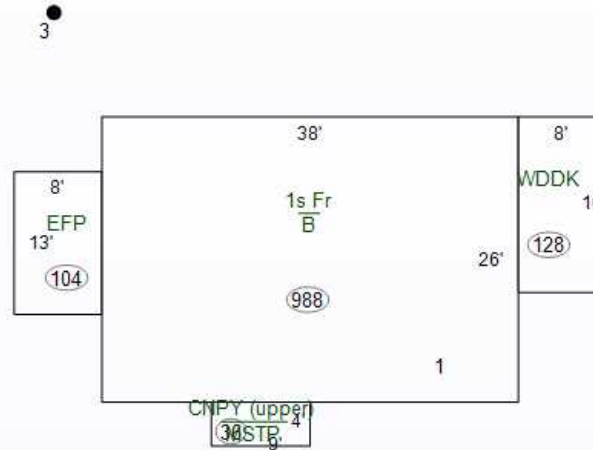
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	988	988	\$105,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	988	0	\$34,600	
Crawl				
Slab				

Total Base \$139,900
Adjustments 1 Row Type Adj. x 1.00 \$139,900

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 \$139,900

Sub-Total, 1 Units	
Exterior Features (+)	\$14,900 \$154,800
Garages (+) 0 sqft	\$0 \$154,800
Quality and Design Factor (Grade)	0.80
Location Multiplier	0.85
Replacement Cost	\$105,264

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	1900	1900	125	F		0.85		1,976 sqft	\$105,264	65%	\$36,840	0%	100%	1.060	1.000	100.00	0.00	0.00	\$39,100
2: Detached Garage/Boat H	1	Wood Fr	D	1972	1972	53	F	\$46.21	0.85	\$31.42	20'x22'	\$13,826	55%	\$6,220	0%	100%	1.060	1.000	100.00	0.00	0.00	\$6,600
3: Patio- Concrete- At grade	1		D	1972	1972	53	F		0.85		10'x16'	\$816	55%	\$370	0%	100%	1.060	1.000	100.00	0.00	0.00	\$400