

89-16-32-140-506.000-030

General Information

Parcel Number
89-16-32-140-506.000-030

Local Parcel Number
46-32-140-506.000-29

Tax ID:
029-00103-00

Routing Number
4632140-053

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)
117 NW H ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

BLACK, TIMOTHY ALLEN & RAC

Ownership

BLACK, TIMOTHY ALLEN & RACHAE
117 NW H ST
RICHMOND, IN 47374

Legal

LOTS 55 & 56 HAL EX 3 1/2 FT S END FOR ALLEY



117 NW H ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/06/2016	BLACK, TIMOTHY AL	2016005309	WD	/	\$65,000	I
12/17/2015	ADELSPERGER, THO	2015010500	PR	/	\$0	I
01/01/1900	ADELSPERGER, FRE	2015010500	PR	/		I

510, 1 Family Dwell - Platted Lot

Res

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	☐	☐	☐	☐	☐
\$14,900	Land	\$14,900	\$12,600	\$11,100	\$11,100	\$10,000
\$14,900	Land Res (1)	\$14,900	\$12,600	\$11,100	\$11,100	\$10,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$111,000	Improvement	\$111,000	\$93,700	\$82,300	\$83,200	\$76,200
\$111,000	Imp Res (1)	\$111,000	\$93,700	\$72,600	\$73,400	\$67,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$9,700	\$9,800	\$8,800
\$125,900	Total	\$125,900	\$106,300	\$93,400	\$94,300	\$86,200
\$125,900	Total Res (1)	\$125,900	\$106,300	\$83,700	\$84,500	\$77,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$9,700	\$9,800	\$8,800

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

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		80	80x118	0.99	\$188	\$186	\$14,880	0%	1.0000	100.00	0.00	0.00	\$14,880

WAYNE-294241 (029)/2942 1/2

Notes

11/15/2021 Misc: 2022: GENERAL REVALUATION

Land Computations

Calculated Acreage	0.22
Actual Frontage	80
Developer Discount	☐
Parcel Acreage	0.22
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	0.22
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	\$14,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,900

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1152 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	384	\$7,500
Canopy, Shed Type	384	\$2,700
Porch, Open Frame	126	\$7,500
Patio, Concrete	370	\$2,700

Plumbing

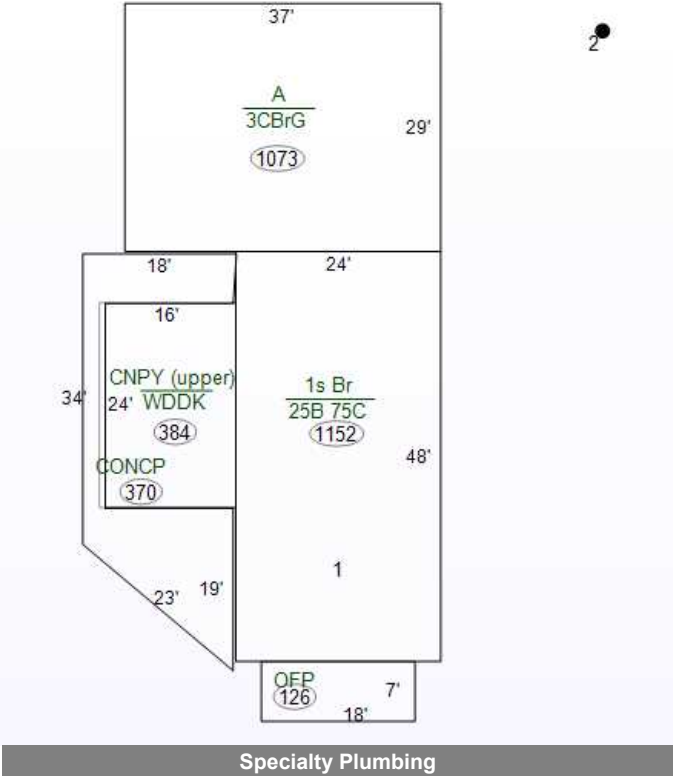
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1152	1152	\$126,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1073	0	\$8,700	
Bsmt		288	0	\$19,800	
Crawl		864	0	\$7,100	
Slab					
		Total Base			\$161,700
Adjustments		1 Row Type Adj. x 1.00			\$161,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1152	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$165,900
Sub-Total, 1 Units					
Exterior Features (+)				\$20,400	\$186,300
Garages (+) 1073 sqft				\$41,500	\$227,800
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.85
Replacement Cost					\$174,267

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	Brick	D+2	1922	1955	70 A		0.85		2,513 sqft	\$174,267	47%	\$92,360	0%	100%	1.060	1.000	100.00	0.00	0.00	\$97,900
2: Detached Garage/Boat H	1	Brick	C	1922	1922	103 A	\$58.68	0.85	\$49.88	18'x25'	\$22,445	45%	\$12,340	0%	100%	1.060	1.000	100.00	0.00	0.00	\$13,100