89-16-32-140-506.000-030 | **BLACK, TIMOTHY ALLEN & RAC** | **117 NW H ST** | **510, 1 Family Dwell - Platted Lot** | **WAYNE-294241 (029)/2942**

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: 2023

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 Monday, May 1, 2023

Review Group 2026

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

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	/	$0	I

Notes

11/15/2021 Misc: 2022: GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$11,100	**Land**	**$11,100**	**$11,100**	**$10,000**	**$10,000**	**$10,000**
$11,100	Land Res (1)	$11,100	$11,100	$10,000	$10,000	$10,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$82,300	**Improvement**	**$82,300**	**$83,200**	**$76,200**	**$76,200**	**$75,500**
$72,600	Imp Res (1)	$72,600	$73,400	$67,400	$67,400	$66,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$9,700	Imp Non Res (3)	$9,700	$9,800	$8,800	$8,800	$8,700
$93,400	**Total**	**$93,400**	**$94,300**	**$86,200**	**$86,200**	**$85,500**
$83,700	Total Res (1)	$83,700	$84,500	$77,400	$77,400	$76,800
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$9,700	Total Non Res (3)	$9,700	$9,800	$8,800	$8,800	$8,700

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. %	Res Elig %	Market Factor	Value
F	F		80	80x118	0.99	$140	$139	$11,120	0%	100%	1.0000	$11,120

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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$11,100
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$11,100**

Data Source Aerial **Collector** 08/17/2021 rc **Appraiser** 11/15/2021 en

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1152 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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

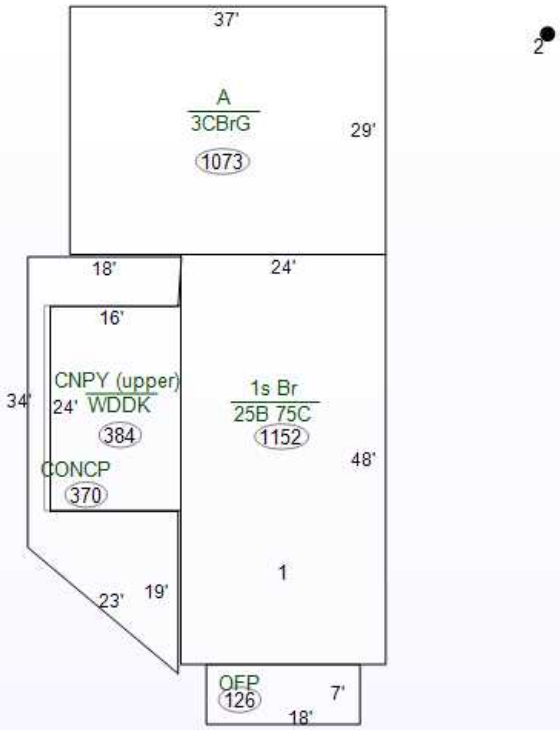
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Wood Deck	384	$5,700
Canopy, Shed Type	384	$2,000
Porch, Open Frame	126	$5,800
Patio, Concrete	370	$2,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1152	1152	$96,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1073	0	$6,600	
Bsmt		288	0	$15,600	
Crawl		864	0	$5,500	
Slab					
			Total Base		$123,800
Adjustments			**1 Row Type Adj. x 1.00**		$123,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1152	$3,200
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$127,000
			Sub-Total, 1 Units		
Exterior Features (+)				$15,500	$142,500
Garages (+) 1073 sqft				$30,700	$173,200
			Quality and Design Factor (Grade)		0.90
			Location Multiplier		0.87
			Replacement Cost		$135,616

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Brick	D+2	1922	1955	68	A		0.87		2,513 sqft	$135,616	47%	$71,880	0%	100%	1.010	1.0000	$72,600
2: Detached Garage/Boat	0%	1	Brick	C	1922	1922	101	A	$44.46	0.87	$38.68	18'x25'	$17,406	45%	$9,570	0%	100%	1.010	1.0000	$9,700

Total all pages $82,300 **Total this page** $82,300