

General Information

Parcel Number 89-16-32-140-621.000-030
Local Parcel Number 46-32-140-621.000-29

Tax ID: 029-50159-00

Routing Number 4632140-081

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)
60 NW G ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High 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

WESTFALL, MIKE
60 NW G ST
RICHMOND, IN 47374

Legal

LOT 8 W C B



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2013.

Notes

10/13/2021 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).

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Aerial

Collector 09/01/2021 rc

Appraiser 10/13/2021 df

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 946 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**

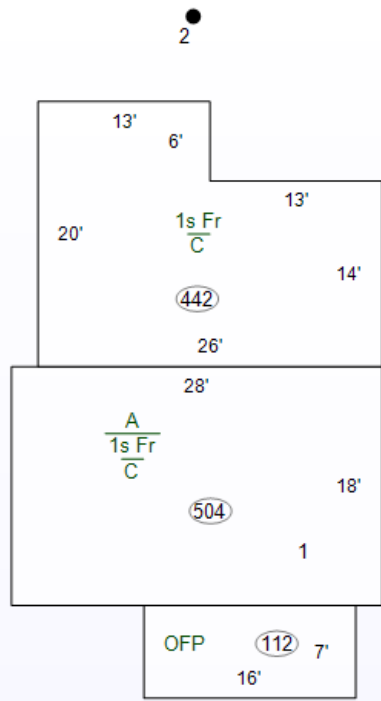
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	946	946	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	504	0	\$6,100	
Bsmt				
Crawl	946	0	\$7,400	
Slab				

**Total Base** \$114,600

**Adjustments** 1 Row Type Adj. x 1.00 \$114,600

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

**Sub-Total, One Unit** \$114,600

**Sub-Total, 1 Units**

Exterior Features (+) \$6,300 \$120,900

Garages (+) 0 sqft \$0 \$120,900

Quality and Design Factor (Grade) 0.70

Location Multiplier 0.85

**Replacement Cost** \$71,936

**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-1	1890	1890	135	A		0.85		1,450 sqft	\$71,936	50%	\$35,970	0%	100%	1.060	1.000	100.00	0.00	0.00	\$38,100
2: Detached Garage/Boat H	1	Concrete	D	1890	1890	135	P	\$43.71	0.85	\$29.72	19'x25'	\$14,118	75%	\$3,530	0%	100%	1.060	1.000	100.00	0.00	0.00	\$3,700