

89-16-32-310-822.000-030

DEES, FLOSSIE D

300 RANDOLPH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

General Information

Parcel Number 89-16-32-310-822.000-030
Local Parcel Number 46-32-310-822.000-29

Tax ID: 029-25364-00

Routing Number 4632310-037

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 295244 S-029
WAYNE-295244 SOUTH (029)

Section/Plat 4632310

Location Address (1)
300 RANDOLPH 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

DEES, FLOSSIE D
300 RANDOLPH ST
RICHMOND, IN 47374

Legal

41 X 95 FT S END LOT 139 HAYNES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/03/2014 and 01/01/1900.

Notes

12/14/2021 Misc: 2022: GENERAL REVALUATION
11/13/2017 Misc: 2018: GENERAL REVALUATION
5/4/2012 : 2012: CHANGE GRADE TO D+2, & EFF YR TO 1938 PER WAYNE TWP ASSESSOR

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). Values range from \$0 to \$68,700.

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. Values include 41, 41x93, 0.88, \$228, \$201, \$8,241, 0%, 1.0000, 100.00, 0.00, 0.00, \$8,240.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.09), Actual Frontage (41), Developer Discount, Parcel Acreage (0.09), 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 (0.09), 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 (\$8,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,200).

Data Source Aerial

Collector 09/22/2021 rc

Appraiser 12/14/2021 lp

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2 1/2
Style N/A
Finished Area 1466 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	60	\$4,300
Porch, Open Frame	104	\$6,300

Plumbing

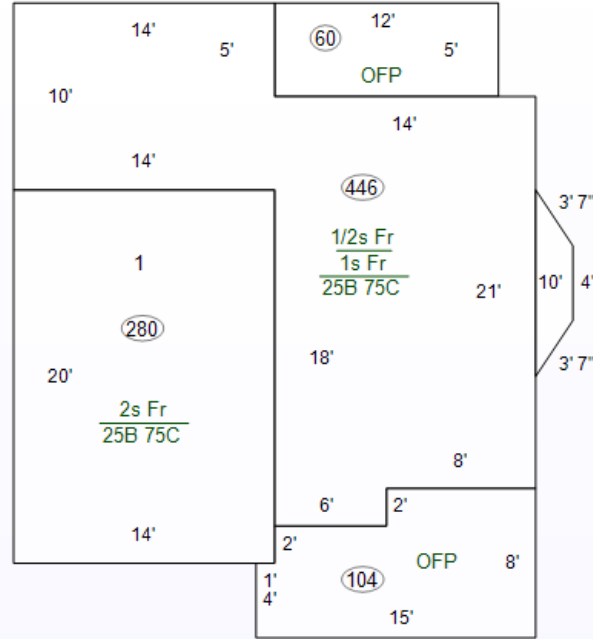
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



2

Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	740	740	\$84,500	
2	1Fr	280	280	\$24,700	
3					
4					
1/4					
1/2	1Fr	446	446	\$24,300	
3/4					
Attic					
Bsmt		182	0	\$17,700	
Crawl		558	0	\$6,000	
1s Slab					

Total Base \$157,200

Adjustments 1 Row Type Adj. x 1.00 \$157,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1/2:446 2:280 1:740 \$5,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$163,000

Sub-Total, 1 Units

Exterior Features (+)	\$10,600	\$173,600
Garages (+) 0 sqft	\$0	\$173,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$132,804

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	2 1/2	Wood Fr	D+2	1900	1945	80 A		0.85		1,648 sqft	\$132,804	50%	\$66,400	15%	100%	0.850	1.000	100.00	0.00	0.00	\$48,000
2: Detached Garage/Boat H	1	Wood Fr	C	1987	1987	38 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	28%	\$14,740	0%	100%	0.850	1.000	100.00	0.00	0.00	\$12,500