General Information

Parcel Number
89-16-32-320-302.000-030

Local Parcel Number
46-32-320-302.000-29

Tax ID:
029-05474-00

Routing Number
4632320-091

Property Class 510 RENTAL
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 295244 SOUTH R
WAYNE-295244 SOUTH RENTAL (

Section/Plat
4632320

Location Address (1)
109 NW E 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

CHRISTOPHER, RONALD R & ROND
528 INDIANA AVE
RICHMOND, IN 47374

Legal

LOT 39 HAYNES

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	CHRISTOPHER, RON		CO	/	$0	I

Notes

12/16/2021 Misc: 2022 GENERAL REVALUATION

Res

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

2023		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	☐	☐	☐	☐	☐
$8,200	**Land**	**$8,200**	**$8,200**	**$8,200**	**$8,200**	**$8,200**
$8,200	Land Res (1)	$8,200	$8,200	$8,200	$8,200	$8,200
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$22,700	**Improvement**	**$22,700**	**$23,000**	**$18,400**	**$18,400**	**$18,400**
$22,700	Imp Res (1)	$22,700	$23,000	$18,400	$18,400	$18,400
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$30,900	**Total**	**$30,900**	**$31,200**	**$26,600**	**$26,600**	**$26,600**
$30,900	Total Res (1)	$30,900	$31,200	$26,600	$26,600	$26,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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		43	43x153	1.12	$170	$190	$8,170	0%	100%	1.0000	$8,170

Data Source Aerial **Collector** 10/22/2021 rc **Appraiser** 12/16/2021 df

Land Computations

Calculated Acreage	0.15
Actual Frontage	43
Developer Discount	☐
Parcel Acreage	0.15
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	0.15
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	$8,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$8,200**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1420 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ 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	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

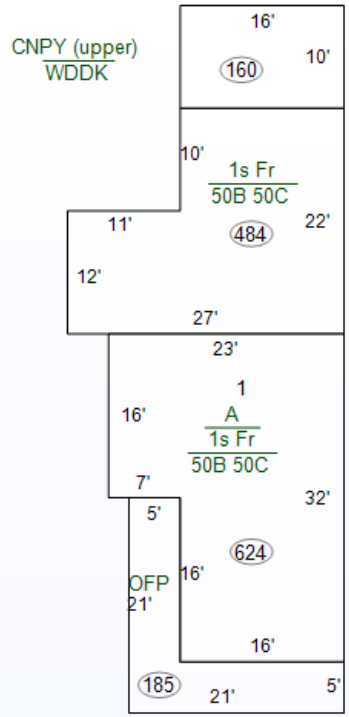
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Wood Deck	160	$2,900
Canopy, Shed Type	160	$1,000
Porch, Open Frame	185	$7,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1108	1108	$85,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		624	312	$9,100	
Bsmt		554	0	$19,700	
Crawl		554	0	$4,700	
Slab					
			Total Base		$118,600
Adjustments			**1 Row Type Adj. x 1.00**		$118,600
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	$118,600
				Sub-Total, 1 Units	
Exterior Features (+)				$10,900	$129,500
Garages (+) 0 sqft				$0	$129,500
			Quality and Design Factor (Grade)		0.80
				Location Multiplier	0.87
				Replacement Cost	$90,132

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	Wood Frame	D	1940	1940	83	F		0.87		2,286 sqft	$90,132	65%	$31,550	0%	100%	0.720	1.0000	$22,700

Total all pages $22,700 **Total this page** $22,700