

89-16-32-320-622.000-030

MC FADDEN, MARTIN SAMUEL

110 RANDOLPH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

General Information

Parcel Number 89-16-32-320-622.000-030
Local Parcel Number 46-32-320-622.000-29

Tax ID: 029-32638-00

Routing Number 4632320-014

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 4632320
Location Address (1) 110 RANDOLPH ST RICHMOND, IN 47374

Ownership

MC FADDEN, MARTIN SAMUEL & RU
110 RANDOLPH ST
RICHMOND, IN 47374

Legal

LOT 123 HAYNES



Transfer of Ownership

Date 01/01/1900 Owner MC FADDEN, MARTI Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/15/2021 Misc: 2022: GENERAL REVALUATION

Res

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/20/2021 rc

Appraiser 12/15/2021 lp

Land Computations

Table with columns for Land Computations items (Calculated Acreage, Actual Frontage, etc.) and their values.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1512 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
Patio, Concrete	120	\$1,000
Porch, Open Frame	204	\$10,100

Plumbing

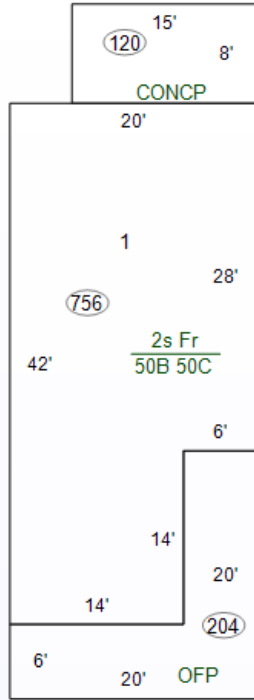
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	756	756	\$84,500	
2	1Fr	756	756	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		378	0	\$21,100	
Crawl		378	0	\$4,900	
Slab					

Total Base \$154,500

Adjustments 1 Row Type Adj. x 1.00 \$154,500

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:756 2:756 \$6,700
 No Elec (-) \$0
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$161,200

Sub-Total, 1 Units

Exterior Features (+) \$11,100 \$172,300

Garages (+) 0 sqft \$0 \$172,300

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$131,810

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Wood Fr	D+2	1920	1920	105	A			0.85		1,890 sqft	\$131,810	50%	\$65,900	0%	100%	0.850	1.000	100.00	0.00	0.00	\$56,000