

89-16-32-330-220.000-030

MARTINEZ ALVARENGA, ADRIA

307 LINCOLN ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-330-220.000-030
Local Parcel Number 46-32-330-220.000-29
Tax ID: 029-07679-00
Routing Number 4632330-153

Ownership

MARTINEZ ALVARENGA, ADRIANA E
307 LINCOLN ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains 6 rows of ownership transfer records.

Legal

2ND ADDN LOT 37 W F M

Notes

12/14/2021 Misc: 2022: GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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 4632330
Location Address (1) 307 LINCOLN ST RICHMOND, IN 47374

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Shows valuation data for years 2022-2025.

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. Shows land characteristics.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/07/2021 jf

Appraiser 12/14/2021 en

Land Computations

Table with columns: Land Computations, Value. Lists various land metrics and their values, including Total Value of \$10,400.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2080 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, Enclosed Frame	128	\$10,600
Porch, Open Frame	160	\$8,300

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

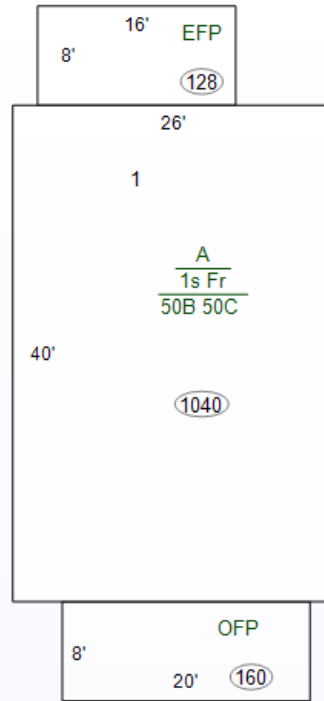
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air

●
2
●
3



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1040	1040	\$108,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1040	1040	\$22,900	
Bsmt	520	0	\$24,700	
Crawl	520	0	\$5,900	
Slab				

Total Base \$161,900
Adjustments 1 Row Type Adj. x 1.00 \$161,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1040 A:1040 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$166,500

Sub-Total, 1 Units

Exterior Features (+)	\$18,900	\$185,400
Garages (+) 0 sqft	\$0	\$185,400
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost \$126,072

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	1930	1950	75 P		0.85		2,600 sqft	\$126,072	75%	\$31,520	0%	100%	0.760	1.000	100.00	0.00	0.00	\$24,000
2: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47 VP	\$41.81	0.85	\$35.54	24'x24'	\$21,405	95%	\$1,070	0%	100%	0.760	1.000	100.00	0.00	0.00	\$800
3: Porch (free standing)	1		C	1978	1978	47 P		0.85		8'x16'	\$6,375	50%	\$3,190	0%	100%	0.760	1.000	100.00	0.00	0.00	\$2,400