

89-16-32-330-609.000-030

SMITH, GREG T

115 NW 3RD ST

520, 2 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/4

General Information

Parcel Number
89-16-32-330-609.000-030

Local Parcel Number
46-32-330-609.000-29

Tax ID:
029-05824-00

Routing Number
4632330-100

Ownership

SMITH, GREG T
401 - B KAYLER RD
EATON, OH 45320

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	SMITH, GREG T		CO		/		

Notes

12/1/2021 Misc: 2022: GENERAL REVALUATION

11/3/2017 Misc: 2018 COMBINE WITH 029-99943-00 PER AC# 7943 9/19/17

Property Class 520 RENTAL
2 Family Dwell - Platted Lot

Legal

S 1/2 LOT 270 HAYNES; S PT N 1/2 LOT 270 HAYNES



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 (2)
115 NW 3RD ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$16,400	Land	\$16,400	\$13,900	\$12,200	\$12,200	\$12,200
\$16,400	Land Res (1)	\$16,400	\$13,900	\$12,200	\$12,200	\$12,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$44,600	Improvement	\$44,600	\$38,200	\$33,600	\$34,000	\$28,200
\$22,300	Imp Res (1)	\$22,300	\$19,100	\$16,800	\$17,000	\$14,100
\$22,300	Imp Non Res (2)	\$22,300	\$19,100	\$16,800	\$17,000	\$14,100
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$61,000	Total	\$61,000	\$52,100	\$45,800	\$46,200	\$40,400
\$38,700	Total Res (1)	\$38,700	\$33,000	\$29,000	\$29,200	\$26,300
\$22,300	Total Non Res (2)	\$22,300	\$19,100	\$16,800	\$17,000	\$14,100
\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		124	120x44	0.60	\$228	\$137	\$16,440	0%	1.0000	100.00	0.00	0.00	\$16,440

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
High

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/07/2021 rc

Appraiser 12/01/2021 lp

Land Computations

Calculated Acreage	0.12
Actual Frontage	124
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$16,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,400

General Information

Occupancy	Row Type
Description	125 NW 3RD ST
Story Height	2
Style	N/A
Finished Area	1272 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	65	\$5,300

Plumbing

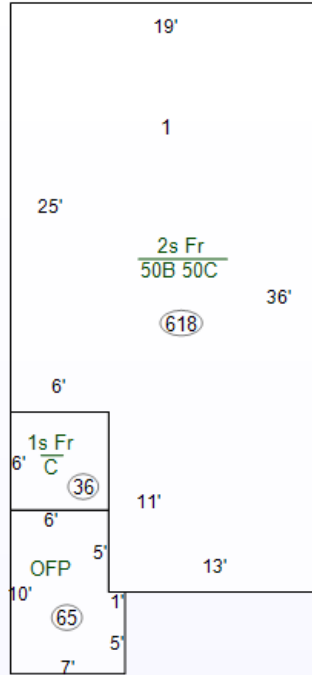
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	654	654	\$76,600	
2 1Fr	618	618	\$40,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	309	0	\$19,800	
Crawl	345	0	\$4,800	
Slab				

Total Base \$141,400

Adjustments 2 Row Type Adj. x 0.95 \$134,330

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 \$134,330

Sub-Total, 1 Units

Exterior Features (+)	\$5,300	\$139,630
Garages (+) 0 sqft	\$0	\$139,630
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$106,817

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: 125 NW 3RD ST	2	Wood Fr	D+2	1900	1900	125	A			0.85		1,581 sqft	\$106,817	50%	\$53,410	45%	100%	0.760	1.000	0.00	100.00	0.00	\$22,300

