89-16-32-330-609.000-030	SMITH, GREG		115 NW 3RD S		· ·	nily Dwell - Pl	atted Lot	WAYNE-295244 SOUTH	I RE ^{1/4}
General Information Parcel Number	Ow SMITH, GREG T	nership	Date Ow	l r vner	ansfer of Owners	-	Adi Sala Price V/I	Notes 12/1/2021 Misc: 2022: GENERAL R	EVALUATION
89-16-32-330-609.000-030	401 - B KAYLER			ITH, GREG T		CO	Adj Sale Price V/I	11/3/2017 Misc: 2018 COMBINE WI	
Local Parcel Number 46-32-330-609.000-29	EATON, OH 4532	20						00 PER AC# 7943 9/19/17	111020 00040
Tax ID: 029-05824-00	S 1/2 LOT 270 HAYNE	Legal S: S PT N 1/2 LOT 270							
Routing Number 4632330-100	HAYNES	-,							
Property Class 520 RENTAL 2 Family Dwell - Platted Lot		Iuation Records (Work		ion are not cortifi					
Year: 2025	2025	Assessment Year	2025	2024	ed values and ar 2023	202 e subject to cha	3 /		
Location Information	WIP	Reason For Change	2023 AA	AA	2023 AA	202 A			
County	02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/202			
WAYNE	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mo			
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.000			
WAYNE TOWNSHIP		Notice Required							
District 030 (Local 029)	\$16,400	Land	\$16,400	\$13,900	\$12,200	\$12,20	0 \$12,200		
RICHMOND CITY -WAYNE TWP	\$16,400	Land Res (1)	\$16,400	\$13,900	\$12,200	\$12,20	0 \$12,200		
School Corp 8385 RICHMOND COMMUNITY	\$0 <u>\$0</u> \$44,600	Land Non Res (2) Land Non Res (3) Improvement	\$0 \$0 \$44,600	\$0 \$0 \$38,200	\$0 \$0 \$33,600	\$ \$ \$34,00	0 \$0		
Neighborhood 295244 SOUTH R WAYNE-295244 SOUTH RENTAL (\$22,300 \$22,300	Imp Res (1) Imp Non Res (2)	\$22,300 \$22,300	\$19,100 \$19,100	\$16,800 \$16,800	\$17,00 \$17,00	0 \$14,100		
Section/Plat 4632330	\$0 \$61,000 \$38,700	Imp Non Res (3) Total Total Res (1)	\$0 \$61,000 \$38,700	\$0 \$52,100 \$33,000	\$0 \$45,800 \$29,000	\$ \$46,20 \$29,20	0 \$40,400	Land Computatio	ns
Location Address (2)	\$22,300	Total Non Res (2)	\$22,300	\$19,100	\$29,000	\$29,20 \$17,00		Calculated Acreage	0.12
115 NW 3RD ST	\$0	Total Non Res (3)	\$0	\$0	\$0	\$	0 \$0	Actual Frontage	124
RICHMOND, IN 47374		Land Data (Standard	Depth: Res 120',	CI 120' Base L	ot: Res 100' X 12	0', CI 100' X 120	")	Developer Discount	
7	Land Pricing Soil	Act Size Fa	actor Rate	Adj. Ex		Cap 1 Cap 2	Cap 3 Value	Parcel Acreage	0.12
Zoning ZO01 Residential	Type d ID	Front. Size Fr		Rate Valu	e % Factor	Capi Capi	Cap 5 Value	81 Legal Drain NV	0.00
	FF	124 120x44	0.60 \$228	\$137 \$16,440	0% 1.0000	100.00 0.00	0.00 \$16,440	82 Public Roads NV	0.00
Subdivision								83 UT Towers NV	0.00
1								9 Homesite	0.00
Lot								91/92 Acres	0.00
								Total Acres Farmland	0.12
Market Model N/A								Farmland Value	\$0
Characteristics								Measured Acreage	0.00
Topography Flood Hazard								Avg Farmland Value/Acre	0.0
High								Value of Farmland Classified Total	\$0 \$0
Public Utilities ERA								Farm / Classifed Value	\$0 \$0
All								Homesite(s) Value	\$0 \$0
Streets or Roads TIF								91/92 Value	\$0
Paved								Supp. Page Land Value	ΨŬ
Neighborhood Life Cycle Stage								CAP 1 Value	\$16,400
Static								CAP 2 Value	\$0
Printed Tuesday, April 29, 2025 Review Group 2030	Data Source		otor 10/07/2024	50	A	12/01/2024	In	CAP 3 Value	\$0
Review Gloup 2050	Data Source Ae	Colle	ector 10/07/2021	rc	Appraise	12/01/2021	lp	Total Value	\$16,400

89-16-32-330-609.000-030 SMITH, GREG T					115 NW 3RD ST 520, 2					2 Famil	W	WAYNE-295244 SOUTH RE							
General Information	P	Plumbir	ng												Cost	Ladde	r		
Occupancy Row Type			#	TF						7		Floo	r Constr	Base	Fini	sh	Value	Total	
Description 125 NW 3RD ST			1	3				19'				1	1Fr	654	6	54	\$76,600		
Story Height 2			0	0								2	1Fr	618	6	18	\$40,200		
Style N/A		inks	1	1								3							
Finished Area 1272 sqft	Water Hea	aters	1	1				1				4							
Make	Add Fixtur	res	0	0								1/4							
Floor Finish	Total		3	5								1/2							
Earth							25'					3/4							
Slab Carpet	Acco	mmoda	ations	;				2s Fr	_			Attic							
Sub & Joist Unfinished	Bedrooms	5		4				50B 500				Bsm	:	309)	0	\$19,800		
Wood Other	Living Roo	oms		1					36'			Craw	/I	345	5	0	\$4,800		
Parquet	Dining Ro	oms		0				618				Slab							
	Family Ro	oms		0												То	tal Base	\$141,400	
Wall Finish	Total Roor	ms		7			6'					Adju	stments	2	Row T	ype Ac	lj. x 0.95	\$134,33	
✓ Plaster/Drywall ✓ Unfinished							1s Fr					Unfir	ı Int (-)				-	\$	
Paneling Other		leat Ty	pe				6' <u>C</u>					Ex Li	v Units (+	+)				\$	
Fiberboard	Central Wa	arm Air					36	11'					Room (+)					\$0	
Roofing							6'					Loft (+)					\$	
Built-Up Metal Asphalt	Slate	T	ile				OFP 5'	1	3'			Firep	lace (+)					\$0	
Wood Shingle Other								'	5			No H	eating (-))				\$	
				_			65					A/C	(+)					\$	
Exterior Fea							5					No E	lec (-)					\$	
Description	А	rea		Value			7']				Plum	bing (+ /	-)		5 – 5	= 0 x \$0	\$0	
Porch, Open Frame		65	\$	5,300								Spec	Plumb (·	+)				\$0	
							Speci	alty Plun	nbing			Eleva	ator (+)					\$0	
					Descrip	tion			C	ount	Value				Sub-Total, One Unit			\$134,330	
															Su				
											Ex		rior Featu	res (+)			\$5,300	\$139,63	
											Gar			sqft	\$0			\$139,630	
													Quality an			and Design Factor (Grade)			
															Lc	0.8			
															Rep	olacem	ent Cost	\$106,81	
						Su	mmary of Ir	nprovem	ents										
Description Story Cor Height Ty		Year Built	Eff Year	Eff Co Age nd	Base Rate		dj	nprovem Size	ents RCN	Norm Dep	Remain. Value	Abn Obs P	C Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value	

89-16-32-330-60	9.000-030	SMITH, G	GREG	т		1'	15 NW	3RD ST		520	, 2 Fa	mily Dwell - F	Platted I	Lot	۱	NAY	NE-295	244 S	ουτ	H RE ^{3/4}
General I	nformation		Plum	bing												Co	st Ladd	er		
Occupancy	Row Type	•		#	¢ TF						-		Floo	r Consti	r Bas	se F	inish	Va	lue	Totals
Description	115 NW 3RD S1	Full Bath	า	1	3				19'				1	1Fr	65	54	654	\$76,	600	
Story Height	2		h	C) 0								2	1Fr	61	18	618	\$40,	200	
Style	N/A	NICHER	Sinks	1	1								3							
Finished Area	1272 sqf	t Water H	eaters	1	1								4							
Make		Add Fixt	ures	C) 0				1				1/4							
	Finish	Total		3	5 5								1/2							
Earth	Tile									25'			3/4							
✓ Slab	Carpet	Aco	commo	odatior	IS				2s Fr				Attic							
Sub & Joist	Unfinished	Bedroon			4				50B 50C				Bsm	t	30)9	0	\$19,	800	
Wood	Other	Living R	ooms		1			36'					Crav	vl	34	15	0	\$4,	800	
Parquet		Dining R	looms		0				618				Slab							
10/~11	Finish	Family F	Rooms		0					C1							Т	otal B	ase	\$141,400
		Total Ro	oms		7					6'			Adju	Istments	2	2 Rov	v Type A	Adj. x O	.95	\$134,330
✓ Plaster/Drywall			1147	-						1s Fr			Unfir	n Int (-)						\$0
Paneling	Other	A ()	Heat 1							C 36	6'		Ex L	iv Units (·	+)					\$0
Fiberboard		Central V	varm A	Air					11				Rec	Room (+)					\$0
	Roofin	ng								6'			Loft	(+)						\$0
Built-Up M				Tile					13'	5' OFP			Firep	place (+)						\$0
Wood Shingle	Other			-							10		No H	leating (-)					\$0
		-4								65			A/C	(+)						\$0
Decemintian	Exterior Fe	atures	A		Value								No E	Elec (-)						\$0
Description	-		Area 65							L7'			Plum	nbing (+ /	-)		5 –	5 = 0 >	\$0	\$0
Porch, Open Fram	e		60		\$5,300								Spec	c Plumb (+)					\$0
								5	Specialty Plu	umbing			Elev	ator (+)						\$0
						Descri	iption			С	ount	Value				Su	b-Total	One l	Jnit	\$134,330
																5	Sub-Tot	al, 1 Uı	nits	
													Exte	rior Featu	ıres (+)			\$5,	300	\$139,630
													Gara	ages (+) C					\$0	\$139,630
														Qu	ality and		ign Fact	•		0.90
																	Location	•		0.85
																R	Replacer	nent C	ost	\$106,817
									of Improve	ments										
Description		onstr ype Grade	e Year Built		Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norn De		Abn Obs P	C Nbhd	Mrkt	Сар	1 Cap	2 Ca	р 3	Improv Value
1: 115 NW 3RD ST	2 Wo		2 1900	1900	125 A		0.85		1,581 sqft	\$106,817	50%	% \$53,410	45% 100	% 0.760	1.000	100.0	0.0	0 0	.00	\$22,300