

89-16-33-120-308.000-030

ARMSTEAD, ALFRED

N 12TH ST

501, Vacant - Unplatted (0 to 9.99 Acres)

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number
89-16-33-120-308.000-030

Local Parcel Number
46-33-120-308.000-29

Tax ID:
029-00382-00

Routing Number

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Ownership

ARMSTEAD, ALFRED
C/O RONNIE ARMSTEAD
PO BOX 2353
RICHMOND, IN 47375

Legal

PT VACATED NORTH J ST FROM N 12TH TO
RELOCATED N 13TH ST & THAT PART OF N 13TH
W OF RELOCATED N 13TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	ARMSTEAD, ALFRED		CO	/		

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

8/25/2020 Misc: 2021 GENERAL REVALUATION

2/24/2020 Misc: 2020: ADJUST LAND PER CAP ALLOCATION REPORT

6/8/2016 : 2017 GENERAL REVAL PHASE 3



Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295272-029
WAYNE-295272 (029)

Section/Plat
4633120

Location Address (1)
N 12TH 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	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$3,400	Land	\$3,400	\$2,900	\$2,500	\$2,500	\$2,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,400	Land Non Res (2)	\$3,400	\$2,900	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$2,500	\$2,500	\$2,500
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$3,400	Total	\$3,400	\$2,900	\$2,500	\$2,500	\$2,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,400	Total Non Res (2)	\$3,400	\$2,900	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$2,500	\$2,500	\$2,500

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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		30	30x184	1.00	\$134	\$134	\$4,020	-20%	1.0000	0.00	100.00	0.00	\$3,220
R	F		0	41x16x200	0.03	\$134	\$4	\$164	0%	1.0000	0.00	100.00	0.00	\$160

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.14
Actual Frontage	30
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$0
CAP 2 Value	\$3,400
CAP 3 Value	\$0
Total Value	\$3,400

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source Estimated

Collector 03/05/2020 ts

Appraiser 08/25/2020 ts

