

89-16-33-310-204.000-030

SCHOEFFLER, ARDENE D

406 N 11TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-310-204.000-030
Local Parcel Number 46-33-310-204.000-29

Tax ID: 029-50088-00

Routing Number

Property Class 520 RENTAL
2 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 295272-029 WAYNE-295272 (029)

Section/Plat 4633310

Location Address (1) 406 N 11TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model Apartment 401

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

SCHOEFFLER, ARDENE D
326 N 11TH ST #1
RICHMOND, IN 47374

Legal

23 2/3 FT LOT 307 E S 23 2/3 FT LOT 308 E S 23 2/3 FT LOT 309 E S *TIF*



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

Table with columns for Assessment Year (2025, 2024), Reason For Change (WIP, AA), As Of Date (02/19/2025, 04/22/2025, 06/26/2024, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Income Approach), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), (3).

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

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/03/2008 and 01/01/1900.

Res

Notes

5/13/2024 Nexus: 24PAY25 REVIEW: C-1-F; CHANGED FROM ROW TYPE TO DUPLEX; INCOME MODEL ADJUSTMENT -BB/NEXUS
9/24/2019 Appeal: 19p20- Agreed to new value per the income approach JH/Nexus
3/26/2019 Misc: 19p20- Added to Income Model per Equalization JH/Nexus
8/16/2016 : 2017 GENERAL REVAL PHASE 3 2016 INFORMAL REVIEW: AFTER REVIEWING PARCEL STATUS, A VACANCY FACTOR WAS APPLIED 08-09-16

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.07), Actual Frontage (24), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$2,900), CAP 3 Value (\$0), Total Value (\$2,900).

Data Source N/A

Collector 07/05/2016 davef

Appraiser 07/05/2016 davef

General Information

Occupancy Duplex
 Description Duplex
 Story Height 2
 Style N/A
 Finished Area 1760 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

Plumbing

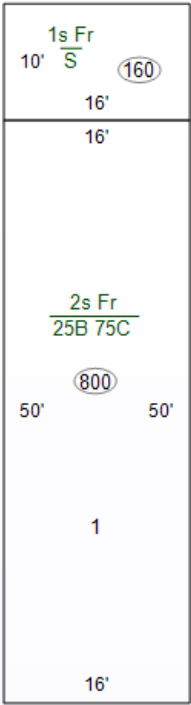
TF
 Full Bath 2 6
 Half Bath 0 0
 Kitchen Sinks 2 2
 Water Heaters 2 2
 Add Fixtures 0 0
Total 6 10

Accommodations

Bedrooms 2
 Living Rooms 2
 Dining Rooms 2
 Family Rooms 0
Total Rooms 6

Heat Type

Central Warm Air



Specialty Plumbing

Description Count Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	\$101,100	
2	1Fr	800	800	\$45,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		200	0	\$18,100	
Crawl		600	0	\$6,300	
Slab		160	0	\$0	
				Total Base	\$171,000

Adjustments

Adjustment	Value
Unfin Int (-)	\$0
Ex Liv Units (+)	\$8,800
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	\$0
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	
Sub-Total, 1 Units	
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.85
Replacement Cost	
\$145,189	

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: Duplex	2	Wood Fr	C-1	1910	1910	115	F		0.85			1,960 sqft	\$145,189	50%	\$72,590	0%	100%	0.800	1.000	0.00	100.00	0.00	\$58,100