

89-16-33-310-204.001-030

SCHOEFFLER, ARDENE D

404 N 11TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-310-204.001-030
Local Parcel Number 46-33-310-204.010-29

Ownership

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

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.

Notes

5/16/2024 Nexus: 2025 REVIEW: C-1/F, REMOVED OBS; CHANGED FROM ROW TYPE TO DUPLEX; INCOME MODEL ADJUSTMENTS -BB/NEXUS
10/14/2020 Misc: 2021: GENERAL REVAL

Tax ID: 029-50093-00
Routing Number

Legal

PT LOT 307 E S LOT 308 E S LOT 309 E S \*TIF\*

Property Class 520 RENTAL
2 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 295272-029 WAYNE-295272 (029)
Section/Plat 4633310
Location Address (1) 404 N 11TH 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. Rows show values for years 2022-2025.

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

**General Information**

Occupancy Duplex  
 Description Duplex  
 Story Height 2  
 Style N/A  
 Finished Area 1792 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**

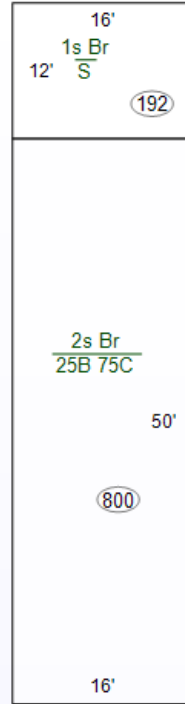
#	TF
Full Bath 2	6
Half Bath 0	0
Kitchen Sinks 2	2
Water Heaters 2	2
Add Fixtures 0	0
<b>Total 6</b>	<b>10</b>

**Accommodations**

Bedrooms	2
Living Rooms	2
Dining Rooms	2
Family Rooms	0
<b>Total Rooms 6</b>	

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	992	992	\$115,700	
2	7	800	800	\$54,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		200	0	\$18,100	
Crawl		600	0	\$6,300	
Slab		192	0	\$0	
				<b>Total Base</b>	<b>\$194,800</b>

Adjustments	2 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$203,600
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$0	\$203,600
Garages (+) 0 sqft	\$0	\$203,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$164,407</b>

**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	Brick	C-1	1910	1910	115	F		0.85			1,992 sqft	\$164,407	50%	\$82,200	0%	100%	0.800	1.000	0.00	100.00	0.00	\$65,800