

89-16-33-440-705.000-030

STILLWATER BLACKWELL TOM

S 23RD ST

500, Vacant - Platted Lot

WAYNE-294278 (029)/2942

1/2

**General Information**

**Parcel Number**  
89-16-33-440-705.000-030

**Local Parcel Number**  
46-33-440-705.000-29

**Tax ID:**  
029-46427-00

**Routing Number**

**Ownership**

STILLWATER BLACKWELL TOM &  
RUBENSTEIN INVESTMENTS LLC  
801 N A ST  
RICHMOND, IN 47374

**Legal**

LOT 5 GLEN VIEW

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/16/2019	STILLWATER BLACK	2019005309	CW	/		
01/23/2017	NEIGHBORHOOD SE	2017000516	QC	/		
01/23/2017	NEIGHBORHOOD SE	2017000516	QC	/		
12/08/2016	CITY OF RICHMOND I	2016009887	QC	/	\$250	
04/28/2016	BOARD OF COMMISS	2016003307	TS	/		
09/22/2011	AMERICAN R E HOLD	2011006782	QC	/	\$7,500	

**Notes**

3/7/2025 Nexus: 2025 GENERAL REVAUATION

9/6/2024 Misc: 2024: ADJUSTED LAND TO MATCH 2023 INFORMAL REVIEW.

6/20/2023 Appeal: 2023: INFORMAL REVIEW

2/21/2020 Misc: 2020: CHANGE LAND TO CAP 3 PER CAP ALLOCATION REPORT

5/15/2019 Misc: 2020: CHANGE PROPERTY CLASS AND VALUATION DUE TO TRANSFER OF OWNERSHIP  
2019 - PROPERTY CLASS 669 5/15/2019

5/18/2018 Misc: 2019 GENERAL REASSESSMENT: NO CHANGE

**Property Class 500**  
Vacant - 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 294278-029**  
WAYNE-294278 (029)

**Section/Plat**  
4633440

**Location Address (1)**  
S 23RD ST  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2025	2024	2024	2023
WIP	<b>Reason For Change</b>	AA	AA	INF MATCH	AA	Inf
03/07/2025	<b>As Of Date</b>	04/22/2025	04/22/2025	09/06/2024	04/17/2024	10/03/2023
Other (external)	<b>Valuation Method</b>	Other (external)	Other (external)	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>\$10,200</b>	<b>Land</b>	<b>\$5,100</b>	<b>\$10,200</b>	<b>\$5,100</b>	<b>\$10,200</b>	<b>\$4,500</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$10,200	Land Non Res (2)	\$5,100	\$10,200	\$5,100	\$10,200	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$4,500
<b>\$0</b>	<b>Improvement</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
\$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
<b>\$10,200</b>	<b>Total</b>	<b>\$5,100</b>	<b>\$10,200</b>	<b>\$5,100</b>	<b>\$10,200</b>	<b>\$4,500</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$10,200	Total Non Res (2)	\$5,100	\$10,200	\$5,100	\$10,200	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$4,500

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')**

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		35	35x150	1.06	\$403	\$427	\$14,945	-60%	1.0000	0.00	100.00	0.00	\$5,980

**Zoning**

**Subdivision**

**Lot**

**Market Model**

N/A

**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

Data Source Aerial

Collector 05/18/2018 df

Appraiser 05/18/2018 df

**Land Computations**

Calculated Acreage	0.12
Actual Frontage	35
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	\$0
CAP 2 Value	\$6,000
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$6,000</b>

