

89-16-34-340-110.000-030

BORDEN, MARCIA J

20 N 30TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294217 (029)/2942

1/2

General Information

Parcel Number 89-16-34-340-110.000-030
Local Parcel Number 46-34-340-110.000-29

Tax ID: 029-40531-00

Routing Number 4634340-037

Property Class 510
1 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 294217-029
WAYNE-294217 (029)

Section/Plat 4634340

Location Address (1)
20 N 30TH ST
RICHMOND, IN 47374

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

Ownership

BORDEN, MARCIA J
20 N 30TH ST
RICHMOND, IN 47374

Legal

LOT 34 M S C



Transfer of Ownership

Date 01/01/1900 Owner BORDEN, MARCIA J Doc ID CO Code Book/Page Adj Sale Price V/I

Notes

7/29/2024 Misc: 2025 GENERAL REVAUATION
11/3/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns for 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.

Land Computations

Table with columns for various land metrics: 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.

Data Source External Only

Collector 04/04/2024 js

Appraiser 07/29/2024 Nexus

Total Value \$17,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1993 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
Porch, Open Frame	192	\$10,100
Wood Deck	190	\$4,600

Plumbing

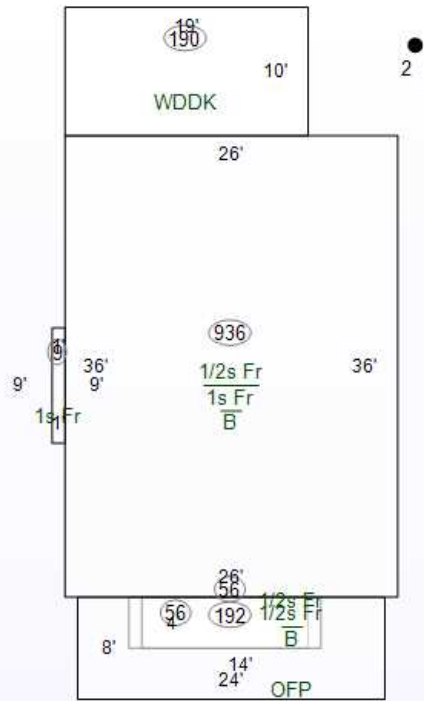
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	945	945	\$101,100	
2					
3					
4					
1/4					
1/2	1Fr	1048	1048	\$42,200	
3/4					
Attic					
Bsmt		992	0	\$34,600	
Crawl					
Slab					

Total Base \$177,900

Adjustments 1 Row Type Adj. x 1.00 \$177,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:945 1/2:1048 \$5,600
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$189,600

Sub-Total, 1 Units

Exterior Features (+)	\$14,700	\$204,300
Garages (+) 0 sqft	\$0	\$204,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$147,607

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff 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: Residential Dwelling	1 1/2	Wood Fr	D+1	1940	1940	85	A		0.85		2,985 sqft	\$147,607	50%	\$73,800	0%	100%	1.250	1.000	100.00	0.00	0.00	\$92,300
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		12'x16'		55%		0%	100%	1.250	1.000	100.00	0.00	0.00	\$0