

89-16-34-340-111.000-030

BORDEN, ROLAND THOMAS &

22 N 30TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294217 (029)/2942

1/2

General Information

Parcel Number 89-16-34-340-111.000-030
Local Parcel Number 46-34-340-111.000-29

Tax ID: 029-47755-00

Routing Number 4634340-036

Property Class 510 RENTAL
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)
22 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, ROLAND THOMAS & BARB
22 N 30TH ST
RICHMOND, IN 47374

Legal

LOT 33 MARCHARTON



Transfer of Ownership

Date 01/01/1900 Owner BORDEN, ROLAND T
Doc ID Code Book/Page Adj Sale Price V/I

Notes

7/29/2024 Misc: 2025 GENERAL REVALUATION
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, and Value.

Land Computations

Table with columns for various land computation metrics such as 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, and 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 1630 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, Enclosed Frame	63	\$7,800
Stoop, Masonry	48	\$2,300

Plumbing

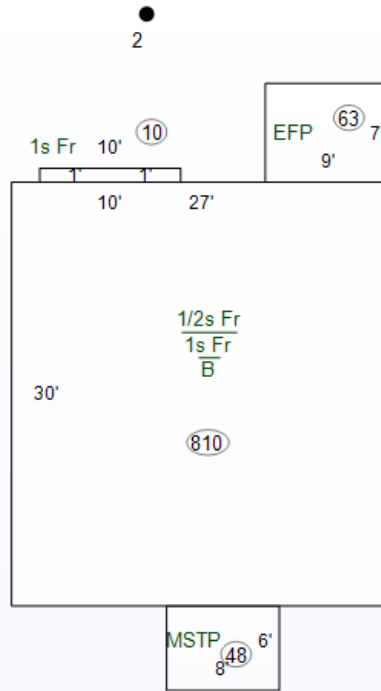
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	820	820	\$90,600	
2					
3					
4					
1/4					
1/2	1Fr	810	810	\$36,300	
3/4					
Attic					
Bsmt		810	0	\$30,600	
Crawl					
Slab					

Total Base \$157,500

Adjustments 1 Row Type Adj. x 1.00 \$157,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:820 1/2:810 \$6,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$168,000

Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$178,100
Garages (+) 0 sqft	\$0	\$178,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$128,677

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	1938	1938	87	A		0.85		2,440 sqft	\$128,677	50%	\$64,340	0%	100%	1.250	1.000	100.00	0.00	0.00	\$80,400
2: Patio- Concrete- At grade	1		C	1990	1990	35	A		0.85		10'x10'	\$680	26%	\$500	0%	100%	1.250	1.000	100.00	0.00	0.00	\$600