

89-16-34-420-109.000-030

METCALF, CORY S A & JALENC

203 N 36TH ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294217 (029)/2942

1/2

General Information

Parcel Number 89-16-34-420-109.000-030
Local Parcel Number 46-34-420-109.000-29

Tax ID: 029-25138-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 4634420

Location Address (1)
203 N 36TH 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

METCALF, CORY S A & JALENCIA A
203 N 36TH ST
RICHMOND, IN 47374

Legal

PT SE SEC 34-14-1 0.313A, 0.284A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/08/2023 METCALF, CORY S A and 01/01/1900 RICH, GREGORY S &

Notes

7/24/2024 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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows for years 2022-2025.

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

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. Row for F F 168 168x154 1.01 \$269 \$272 \$45,696 0% 1.0000 100.00 0.00 0.00 \$45,700

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.59), Actual Frontage (168), Developer Discount, Parcel Acreage (0.59), 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 (0.59), 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 (\$45,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$45,700)

Data Source External Only

Collector 07/04/2024 js

Appraiser 07/24/2024 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2 1/2  
**Style** N/A  
**Finished Area** 1496 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	42	\$4,300
Wood Deck	198	\$4,600

**Plumbing**

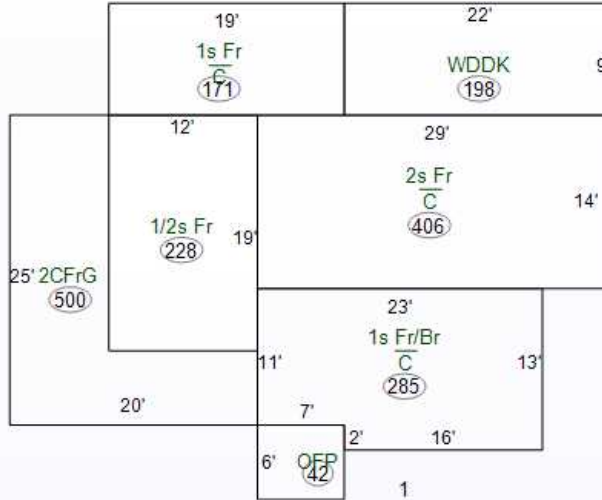
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	2	2
<b>Total</b>	6	11

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	91A	862	862	\$94,300	
2	1Fr	406	406	\$29,900	
3					
4					
1/4					
1/2	1Fr	228	228	\$16,600	
3/4					
Attic					
Bsmt					
Crawl		862	0	\$7,000	
Slab					

**Total Base** \$147,800

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:862 1/2:228 2:406	\$5,500
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$158,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,900	\$167,000
Garages (+) 500 sqft	\$20,100	\$187,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$166,987</b>

**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	2 1/2	1/6 Maso	C+1	2004	2004	21 A		0.85		1,496 sqft	\$166,987	22%	\$130,250	0%	100%	1.250	1.000	100.00	0.00	0.00	\$162,800
2: Utility Shed	1	SV	C	2000	2000	25 A		0.85		10'x12'		55%		0%	100%	1.250	1.000	100.00	0.00	0.00	\$0