

89-16-34-440-616.000-030

MC DONOUGH, AMANDA H

25 S 34TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294291 (029)/2942

1/2

General Information

Parcel Number 89-16-34-440-616.000-030

Local Parcel Number 46-34-440-616.000-29

Tax ID: 029-02683-00

Routing Number 4634440-043

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 294291-029 WAYNE-294291 (029)

Section/Plat 4634440

Location Address (1) 25 S 34TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

MC DONOUGH, AMANDA H 25 S 34TH ST RICHMOND, IN 47374

Legal

LOT 60 RAVINIA PARK 1ST ADDN EX 5 FT OFF ENTIRE S SIDE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/23/2021 to 01/01/1900.

Notes

9/24/2024 CYCLICAL: 2025 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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.

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.

Data Source External Only

Collector 08/26/2024 js

Appraiser 09/24/2024 Nexus

Total Value \$14,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2000 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	136	\$10,600
Stoop, Masonry	25	\$1,800
Patio, Concrete (Terraced)	184	\$2,300
Patio, Concrete	180	\$1,300

Plumbing

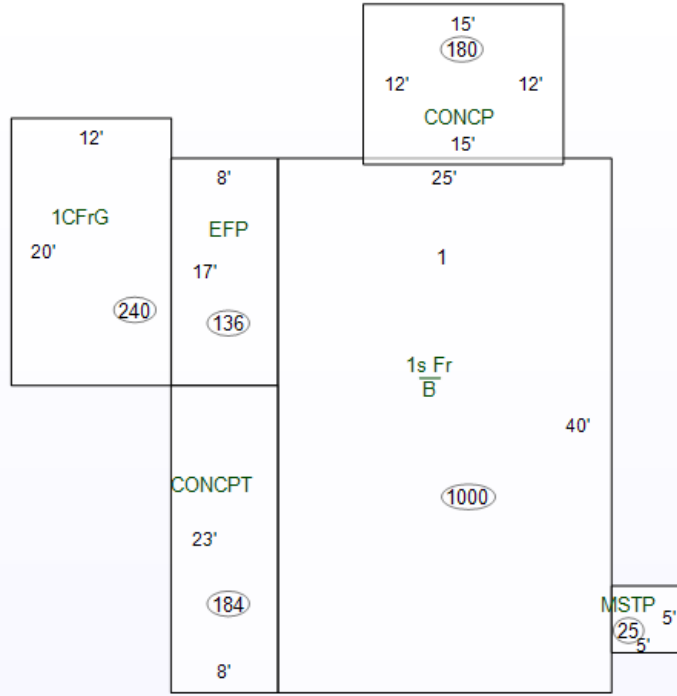
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
1CFrG	240	
EFP	136	
CONCPT	184	
CONCP	15'	
1s Fr B	1000	
MSTP	25' 5'	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1000	1000	\$105,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1000	1000	\$73,200	
Crawl				
Slab				

Total Base \$178,500

Adjustments 1 Row Type Adj. x 1.00 \$178,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1000	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$183,900

Sub-Total, 1 Units

Exterior Features (+)	\$16,000	\$199,900
Garages (+) 240 sqft	\$12,800	\$212,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$189,835

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	Wood Fr	C+1	1948	1988	37	A		0.85		2,000 sqft	\$189,835	28%	\$136,680	0%	100%	1.100	1.000	100.00	0.00	0.00	\$150,300