

89-17-01-120-104.000-030

TILLERY, BONNIE L & CYRITHA

2611 W MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294416 (029)/2944

1/2

General Information

Parcel Number 89-17-01-120-104.000-030

Local Parcel Number 49-01-120-104.000-29

Tax ID: 029-42502-00

Routing Number

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 294416-029 WAYNE-294416 (029)

Section/Plat 4901120

Location Address (1) 2611 W MAIN 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 2028

Ownership

TILLERY, BONNIE L & CYRITHA KIM 2611 W MAIN ST RICHMOND, IN 47374

Legal

LOT 63 RICHWOOD - SECTION 2

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 1900 to 2024.

Notes

9/14/2023 Misc: 2024 GENERAL REVALUATION
10/9/2019 Misc: 2020 GENERAL REVALUATION
8/30/2018 Misc: NEW CONSTR - ADD A/C / REMOVE 2UTILITY SHEDS PER F/C TOWNSHIP ASSESSOR 8/115/2018



Res

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 show data 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 shows F, F, 70, 70x120, 0.90, \$322, \$290, \$20,300, 0%, 1.0000, 100.00, 0.00, 0.00, \$20,300.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.19), Actual Frontage (70), Developer Discount, Parcel Acreage (0.19), 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 (0.19), 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 (\$20,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,300).

Data Source External Only

Collector 09/11/2023 js

Appraiser 09/14/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1368 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  | 240  | \$16,000 |
| Patio, Concrete        | 60   | \$400    |
| Canopy, Roof Extension | 60   | \$1,000  |
| Patio, Brick           | 176  | \$3,100  |

**Plumbing**

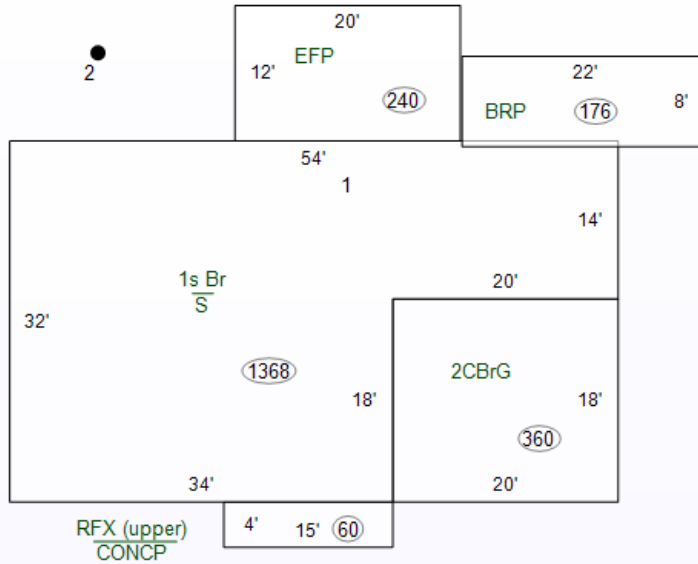
|               | #        | TF       |
|---------------|----------|----------|
| Full Bath     | 2        | 6        |
| Half Bath     | 0        | 0        |
| Kitchen Sinks | 1        | 1        |
| Water Heaters | 1        | 1        |
| Add Fixtures  | 0        | 0        |
| <b>Total</b>  | <b>4</b> | <b>8</b> |

**Accommodations**

|                    |          |
|--------------------|----------|
| Bedrooms           | 3        |
| Living Rooms       | 1        |
| Dining Rooms       | 1        |
| Family Rooms       | 0        |
| <b>Total Rooms</b> | <b>6</b> |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 7      | 1368 | 1368   | \$140,900 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        |      |        |           |        |
| Crawl |        |      |        |           |        |
| Slab  |        | 1368 | 0      | \$0       |        |

**Total Base** \$140,900

**Adjustments** 1 Row Type Adj. x 1.00 \$140,900

|                  |                   |         |
|------------------|-------------------|---------|
| Unfin Int (-)    |                   | \$0     |
| Ex Liv Units (+) |                   | \$0     |
| Rec Room (+)     |                   | \$0     |
| Loft (+)         |                   | \$0     |
| Fireplace (+)    |                   | \$0     |
| No Heating (-)   |                   | \$0     |
| A/C (+)          | 1:1368            | \$4,600 |
| No Elec (-)      |                   | \$0     |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+)   |                   | \$0     |
| Elevator (+)     |                   | \$0     |

**Sub-Total, One Unit** \$147,900

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$20,500 | \$168,400        |
| Garages (+) 360 sqft              | \$16,600 | \$185,000        |
| Quality and Design Factor (Grade) |          | 1.00             |
| Location Multiplier               |          | 0.85             |
| <b>Replacement Cost</b>           |          | <b>\$157,250</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 | 1            | Brick       | C     | 1965       | 1985     | 40         | A  |           | 0.85 |          | 1,368 sqft | \$157,250 | 28%      | \$113,220     | 6%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$135,200    |
| 2: Utility Shed         | 1            | SV          | D     | 2010       | 2010     | 15         | A  |           | 0.85 |          | 12'x22'    |           | 45%      |               | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$0          |