

89-17-01-420-201.000-030

WATTERS, CATHERINE S

500 SW 19TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294416 (029)/2944

1/2

General Information

Parcel Number 89-17-01-420-201.000-030
Local Parcel Number 49-01-420-201.000-29

Tax ID: 029-17638-00

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 4901420
Location Address (1) 500 SW 19TH ST RICHMOND, IN 47374

Ownership

WATTERS, CATHERINE S
500 SW 19TH ST
RICHMOND, IN 47374

Legal

LOT 93 PINE MANOR EST 3RD ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/24/2024 and 01/01/1900 transactions.

Notes

8/29/2023 Misc: 2024 GENERAL REVAL



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).

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/23/2023 js

Appraiser 08/29/2023 Nexus

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 \$18,900.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1364 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
Patio, Concrete	40	\$400
Porch, Enclosed Masonry	312	\$19,400
Patio, Concrete	108	\$800

Plumbing

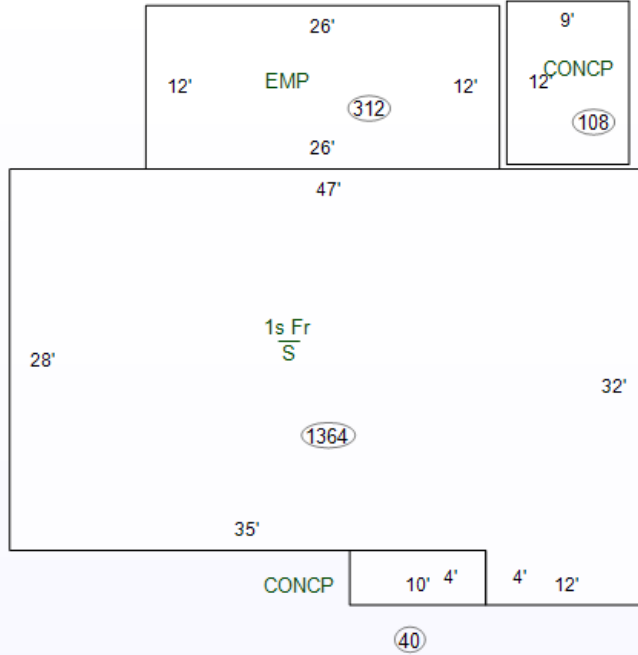
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1364	1364	\$127,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1364	0	\$0	
			Total Base	\$127,900

Adjustments

1 Row Type Adj. x 1.00		\$127,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1364	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$134,100
Sub-Total, 1 Units		
Exterior Features (+)	\$20,600	\$154,700
Garages (+) 0 sqft	\$0	\$154,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$124,920

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	1967	1980	45	A		0.85		1,364 sqft	\$124,920	30%	\$87,440	0%	100%	1.270	1.000	100.00	0.00	0.00	\$111,000
2: Detached Garage/Boat H	1	Wood Fr	C	1972	1972	53	A	\$41.04	0.85	\$34.88	24'x28'	\$23,442	40%	\$14,070	0%	100%	1.270	1.000	100.00	0.00	0.00	\$17,900