

General Information

Parcel Number 89-18-02-210-108.000-030
Local Parcel Number 50-02-210-108.000-29

Tax ID: 029-05761-00

Routing Number 5002210-009

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 294344-029
WAYNE-294344 (029)

Section/Plat 5002210

Location Address (1)
4400 S B 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

WAKEHAM, BLYTHE & JARED WAKE
4400 S B ST
RICHMOND, IN 47374

Legal

LOT 1 PARK RIDGE ADDN SEC 1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/25/2022 to 01/01/1900.

Notes

10/11/2024 CYCLICAL: 2025 GENERAL REVAL

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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: Computation Name, Value. Rows include Calculated Acreage (0.41), Actual Frontage (100), Total Acres Farmland (0.41), and Total Value (\$37,600).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2380 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
Wood Deck	480	\$9,600
Stoop, Masonry	125	\$3,500
Canopy, Roof Extension	125	\$1,900

Plumbing

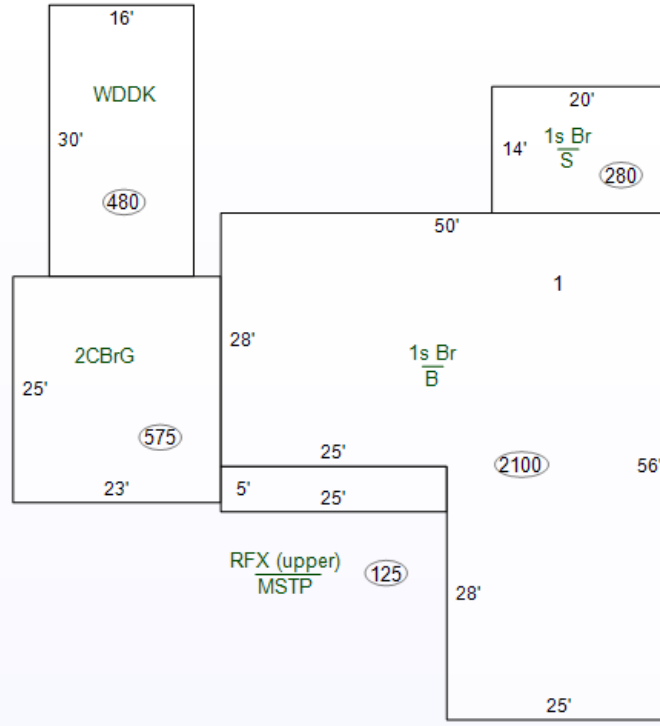
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
RFX (upper) MSTP (125)		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	2380	2380	\$207,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		2100	0	\$57,100	
Crawl					
Slab		280	0	\$0	
				Total Base	\$264,300

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$264,300
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$18,000
Loft (+)	\$0
Fireplace (+)	\$4,500
No Heating (-)	\$0
A/C (+)	\$6,700
No Elec (-)	\$0
Plumbing (+ / -)	\$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$295,900

Sub-Total, 1 Units

Exterior Features (+)	\$15,000	\$310,900
Garages (+) 575 sqft	\$25,800	\$336,700
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$314,815

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+2	1968	1968	57	A		0.85		4,480 sqft	\$314,815	40%	\$188,890	0%	100%	1.230	1.000	100.00	0.00	0.00	\$232,300