

89-18-02-220-206.001-030

ASBURY, LESLIE ANN

178 S 48TH ST

550, Condominium Unit - Platted Lot

WAYNE-294344 (029)/2943

1/2

General Information

Parcel Number
89-18-02-220-206.001-030

Local Parcel Number
50-02-220-206.010-29

Tax ID:
029-40596-01

Routing Number
5002220-010

Ownership

ASBURY, LESLIE ANN
178 S 48TH ST
RICHMOND, IN 47374

Legal

S 1/2 LOT 61 PARK RIDGE EAST ADDN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/15/2021	ASBURY, LESLIE ANN	2021002467	WD	/	\$103,000	V
03/15/2021	YOUNT, EDGAR L &	2021002466	WD	/		I
11/06/2019	YOUNT, EDGAR L &	2019008743	WD	/	\$103,900	V
04/25/2011	ROBINSON, GINGER	2011002857	WD	/	\$65,000	V
01/01/1900	LEONHARDT, PHYLLI	2011002857	WD	/	\$65,000	I

Notes

9/19/2024 CYCLICAL: 2025 GENERAL REVAL

Property Class 550
Condominium Unit - Platted Lot



Res

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
5002220

Location Address (1)
178 S 48TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$16,200	Land	\$16,200	\$13,800	\$12,100	\$12,100	\$12,100
\$16,200	Land Res (1)	\$16,200	\$13,800	\$12,100	\$12,100	\$12,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$115,500	Improvement	\$115,500	\$102,600	\$89,800	\$86,200	\$77,600
\$115,500	Imp Res (1)	\$115,500	\$102,600	\$89,800	\$86,200	\$77,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$131,700	Total	\$131,700	\$116,400	\$101,900	\$98,300	\$89,700
\$131,700	Total Res (1)	\$131,700	\$116,400	\$101,900	\$98,300	\$89,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		46	46x140	0.94	\$376	\$353	\$16,238	0%	1.0000	100.00	0.00	0.00	\$16,240

Land Computations

Calculated Acreage	0.15
Actual Frontage	46
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$16,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,200

Data Source External Only

Collector 08/26/2024 js

Appraiser 09/19/2024 Nexus

General Information

Occupancy	Row Type
Description	Row Type
Story Height	1
Style	N/A
Finished Area	1275 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	160	\$1,200

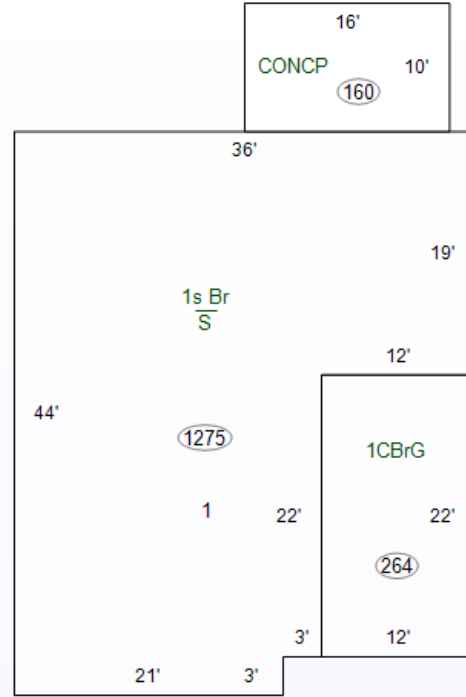
Plumbing

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

Accommodations

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

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1275	1275	\$135,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1275	0	\$0	
				Total Base	\$135,200

Adjustments

2 Row Type Adj. x 0.92		\$124,384
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1275	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$131,184

Sub-Total, 1 Units

Exterior Features (+)	\$1,200	\$132,384
Garages (+) 264 sqft	\$13,000	\$145,384
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$123,576

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: Row Type	1	Brick	C	1978	1995	30	A		0.85		1,275 sqft	\$123,576	24%	\$93,920	0%	100%	1.230	1.000	100.00	0.00	0.00	\$115,500