

89-18-02-230-301.000-030

WILSON, FRED A L REVOCABLE

225 S 46TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933

1/2

General Information

Parcel Number 89-18-02-230-301.000-030
Local Parcel Number 50-02-230-301.000-29

Tax ID: 029-42607-00

Routing Number 5002230-009

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 293353-029
WAYNE-293353 (029)

Section/Plat 5002230

Location Address (1)
225 S 46TH 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

WILSON, FRED A L REVOCABLE LIVI
225 S 46TH ST
RICHMOND, IN 47374

Legal

LOT 20 PARK RIDGE ADDN SEC 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/20/2018 to 01/01/1900.

Notes

9/24/2024 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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 (0.38), Actual Frontage (120), Total Acres Farmland (0.38), and Total Value (\$51,700).

Data Source External Only

Collector 08/26/2024 js

Appraiser 09/24/2024 Nexus

Total Value \$51,700

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2487 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" 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, Brick	368	\$6,300
Patio, Brick	105	\$1,900
Porch, Enclosed Frame	256	\$16,000
Stoop, Masonry	32	\$1,800

Plumbing

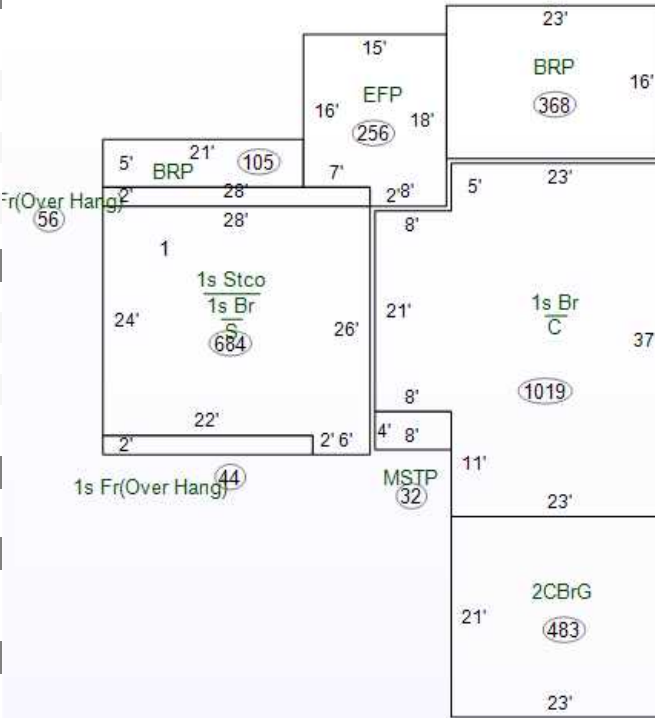
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
1s Fr(Over Hang)	1	\$1,800
MSTP	1	\$800
1s Br C	1	\$1,100
2CBrG	1	\$483

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1703	1703	\$162,500	
2	2	784	784	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1019	0	\$7,700	
Slab		684	0	\$0	
Total Base				\$214,900	

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$214,900
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1703 2:784 \$6,900
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$231,100
Sub-Total, 1 Units	\$231,100
Exterior Features (+)	\$26,000
Garages (+) 483 sqft	\$20,700
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.85
Replacement Cost	\$224,324

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2	4/6 Maso	C-1	1969	1969	56	A			0.85		2,487 sqft	\$224,324	40%	\$134,590	0%	100%	1.300	1.000	100.00	0.00	0.00	\$175,000