

89-18-03-110-210.000-030

General Information

Parcel Number
89-18-03-110-210.000-030

Local Parcel Number
50-03-110-210.000-29

Tax ID:
029-03532-00

Routing Number
5003110-023

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 294337-029
WAYNE-294337 (029)

Section/Plat
5003110

Location Address (1)
67 S 24TH 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 2029

REAGAN, GERALD E & TINA

Ownership

REAGAN, GERALD E & TINA
67 S 24TH ST
RICHMOND, IN 47374

Legal

LOT 4 GONGWER ADDN



67 S 24TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/12/2021	REAGAN, GERALD E	2021011156	QC	/		I
11/04/2015	REAGAN, GERALD E	2015009247	WD	/	\$104,500	V
01/01/1900	GREENE, DARYL C &	2015009247	WD	/	\$104,500	I

510, 1 Family Dwell - Platted Lot

Res

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	☐	☐	☐	☐	☐
\$28,400	Land	\$28,400	\$24,100	\$21,200	\$21,200	\$21,200
\$28,400	Land Res (1)	\$28,400	\$24,100	\$21,200	\$21,200	\$21,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$142,400	Improvement	\$142,400	\$121,300	\$106,200	\$103,800	\$95,000
\$142,400	Imp Res (1)	\$142,400	\$121,300	\$106,200	\$103,800	\$95,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$170,800	Total	\$170,800	\$145,400	\$127,400	\$125,000	\$116,200
\$170,800	Total Res (1)	\$170,800	\$145,400	\$127,400	\$125,000	\$116,200
\$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 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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		95	95x157	0.91	\$329	\$299	\$28,405	0%	1.0000	100.00	0.00	0.00	\$28,410

Land Computations

Calculated Acreage	0.34
Actual Frontage	95
Developer Discount	☐
Parcel Acreage	0.34
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	0.34
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	\$28,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,400

WAYNE-294337 (029)/2943 1/2

Notes

8/30/2024 Misc: 2025 GENERAL REVALUATION
10/12/2018 Misc: 2019 GENERAL REVALUATION
- ADD MS:1, MO:1 / REMOVE UTILITY SHED

Data Source External Only

Collector 08/15/2024 js

Appraiser 08/30/2024 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

2004 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	256	\$5,400
Stoop, Masonry	25	\$1,800
Canopy, Roof Extension	25	\$800
Patio, Concrete	386	\$2,700

Plumbing

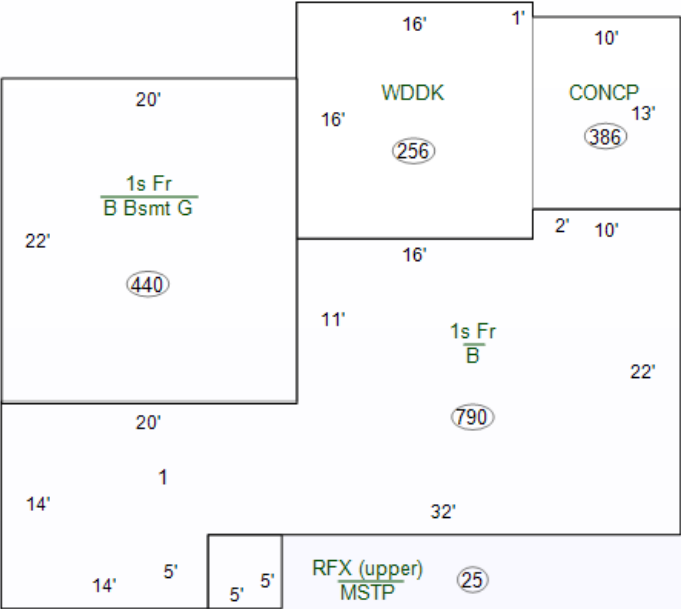
	#	TF
Full Bath	1	3
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1230	1230	\$119,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1230	774	\$71,400	
Crawl					
Slab					
		Total Base			\$190,800
Adjustments		1 Row Type Adj. x 1.00			\$190,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1230	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)			9 – 5 = 4 x \$800		\$3,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$202,700
Sub-Total, 1 Units					
Exterior Features (+)				\$10,700	\$213,400
Garages (+) 440 sqft				\$4,900	\$218,300
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.85
Replacement Cost					\$194,833

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	1957	1957	68	A		0.85		2,460 sqft	\$194,833	42%	\$113,000	0%	100%	1.260	1.000	100.00	0.00	0.00	\$142,400