

89-18-03-110-225.000-030

WHITE, JOHN D

101 S 23RD ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294337 (029)/2943

1/2

General Information

Parcel Number 89-18-03-110-225.000-030
Local Parcel Number 50-03-110-225.000-29

Ownership

WHITE, JOHN D
101 S 23RD ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 01/01/1900 to 11/08/2013.

Notes

8/26/2024 Misc: 2025 GENERAL REVALUATION
10/12/2018 Misc: 2019 GENERAL REVALUATION

Tax ID: 029-02942-00

Legal

PT NW SEC 3-13-1 0.41A BEING 90 X 200 FT

Routing Number 5003110-008

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2025

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

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

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) 101 S 23RD ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.41), Actual Frontage (90), Developer Discount, Parcel Acreage (0.41), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.05), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.36), 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 (\$28,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$28,200).

Zoning

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. Rows show zoning details for land type F and subdivision 82.

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 2029

Data Source External Only

Collector 08/15/2024 js

Appraiser 08/26/2024 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2438 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Stoop, Masonry	25	\$1,800
Porch, Open Frame	328	\$14,600

Plumbing

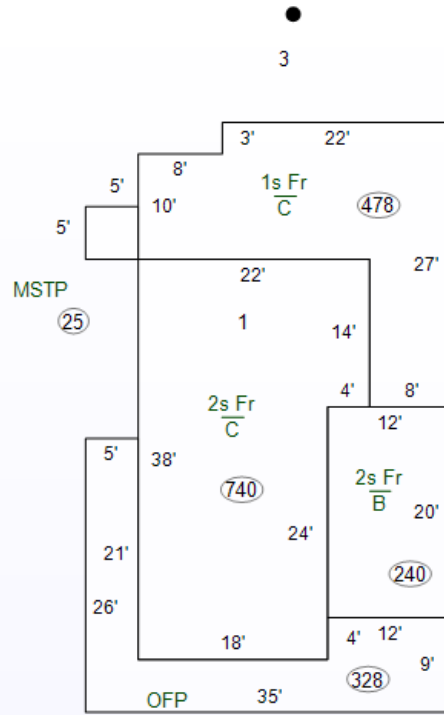
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1458	1458	\$131,800	
2 1Fr	980	980	\$51,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	240	0	\$19,000	
Crawl	1218	0	\$8,500	
Slab				

Total Base \$210,500

Adjustments 1 Row Type Adj. x 1.00 \$210,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1458 2:980	\$6,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$219,700

Sub-Total, 1 Units

Exterior Features (+)	\$16,400	\$236,100
Garages (+) 0 sqft	\$0	\$236,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$200,685

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	2	Wood Fr	C	1881	1881	144 A		0.85		2,678 sqft	\$200,685	45%	\$110,380	0%	100%	1.260	1.000	100.00	0.00	0.00	\$139,100
2: Detached Garage/Boat H	1	Wood Fr	C	1967	1967	58 A	\$44.13	0.85	\$37.51	20'x24'	\$18,005	40%	\$10,800	0%	100%	1.260	1.000	100.00	0.00	0.00	\$13,600
3: Type 2 Barn	1		D	1930	1930	95 F	\$49.13	0.85		14' x 30' x 12'	\$11,165	70%	\$3,350	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,400