

89-18-03-110-228.000-030

ROBBINS, SHAY

57 S 23RD ST

530, 3 Family Dwell - Platted Lot

WAYNE-294337 (029)/2943

1/2

General Information

Parcel Number 89-18-03-110-228.000-030
Local Parcel Number 50-03-110-228.000-29

Tax ID: 029-06455-00

Routing Number 5003110-011

Property Class 530
3 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) 57 S 23RD ST RICHMOND, IN 47374

Ownership

ROBBINS, SHAY
57 S 23RD ST
RICHMOND, IN 47374

Legal

PT NW SEC 3-13-1 0.21A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 10/02/2015 and 01/01/1900.

Notes

8/26/2024 Misc: 2025 GENERAL REVALUATION
10/12/2018 Misc: 2019 GENERAL REVALUATION - ADD MS:1, MO:1 / REMOVE UTILITY SHED



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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. Row 1 shows F, F, 45, 45x175, 0.95, \$329, \$313, \$14,085, 0%, 1.0000, 100.00, 0.00, 0.00, \$14,090.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (45), Developer Discount, Parcel Acreage (0.20), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.02), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.18), 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 (\$14,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,100).

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source Aerial

Collector 08/15/2024 js

Appraiser 08/26/2024 Nexus

General Information

Occupancy Triplex
 Description Residential Dwelling
 Story Height 1 3/4
 Style N/A
 Finished Area 2480 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 |
|----------------|------|---------|
| Stoop, Masonry | 124 | \$3,500 |
| Wood Deck | 180 | \$4,100 |

Plumbing

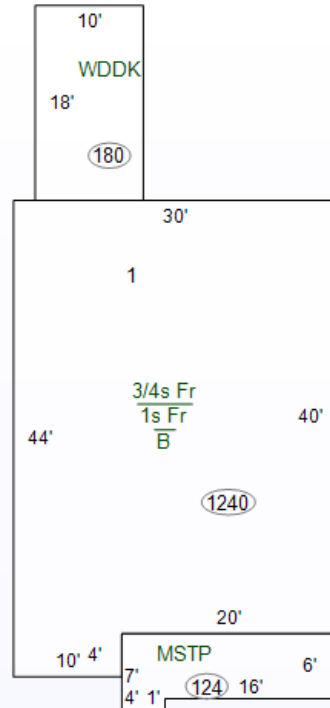
| | # | TF |
|---------------|----------|-----------|
| Full Bath | 3 | 9 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 3 | 3 |
| Water Heaters | 3 | 3 |
| Add Fixtures | 0 | 0 |
| Total | 9 | 15 |

Accommodations

| | |
|--------------------|-----------|
| Bedrooms | 6 |
| Living Rooms | 3 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 12 |

Heat Type

Central Warm Air



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 1Fr | 1240 | 1240 | \$121,000 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | 1Fr | 1240 | 1240 | \$53,600 | |
| Attic | | | | | |
| Bsmt | | 1240 | 0 | \$40,400 | |
| Crawl | | | | | |
| Slab | | | | | |

| | | |
|--------------------|-------------------------------|-----------|
| Total Base | | \$215,000 |
| Adjustments | 1 Row Type Adj. x 1.00 | \$215,000 |
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | C:2 | \$17,600 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:1 | \$4,500 |
| No Heating (-) | | \$0 |
| A/C (+) | | \$0 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 15 - 15 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

| | | |
|-----------------------------------|---------|------------------|
| Sub-Total, One Unit | | \$237,100 |
| Sub-Total, 1 Units | | |
| Exterior Features (+) | \$7,600 | \$244,700 |
| Garages (+) 0 sqft | \$0 | \$244,700 |
| Quality and Design Factor (Grade) | | 0.95 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$197,595 |

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 | 1 3/4 | Wood Fr | C-1 | 1930 | 1950 | 75 | A | | | 0.85 | | 3,720 sqft | \$197,595 | 45% | \$108,680 | 22% | 100% | 1.260 | 1.000 | 33.00 | 67.00 | 0.00 | \$106,800 |