

89-18-03-110-229.000-030

HELMS, THOMAS W

47 S 23RD ST

531, 3 Family Dwell - Unplatted (0 to 9.9

WAYNE-294337 (029)/2943

1/2

General Information

Parcel Number 89-18-03-110-229.000-030
Local Parcel Number 50-03-110-229.000-29

Ownership

HELMS, THOMAS W
51 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 dates 09/04/2015 and 01/01/1900 with owner HELMS, THOMAS W and REIS, CHERYL LEE %.

Notes

8/26/2024 Misc: 2025 GENERAL REVALUATION
10/12/2018 Misc: 2019 GENERAL REVALUATION - ADD MS:3, MO:3, OBSL

Tax ID: 029-42794-00

Legal

NW SEC 3-13-1 0.465A EX 26.64 S 23 X 493.5 FT

Routing Number 5003110-012

Property Class 531
3 Family Dwell - Unplatted (0 to 9.9



Res

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) 47 S 23RD ST RICHMOND, IN 47374

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

Table with columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes monetary values for each category.

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: F, F, GE, 121, 121x355, 1.11, \$329, \$365, \$44,165, 0%, 1.0000, 95.00, 5.00, 0.00, \$44,170.

Zoning ZO01 Residential

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 (1.05), Actual Frontage (121), Parcel Acreage (1.05), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.07), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.99), 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 (\$42,000), CAP 2 Value (\$2,200), CAP 3 Value (\$0), Total Value (\$44,200).

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/15/2024 js

Appraiser 08/26/2024 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2476 sqft
<b>Make</b>	

**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	35	\$1,800
Porch, Open Frame	77	\$5,300
Porch, Open Frame	96	\$6,300
Porch, Open Frame	50	\$4,300

**Plumbing**

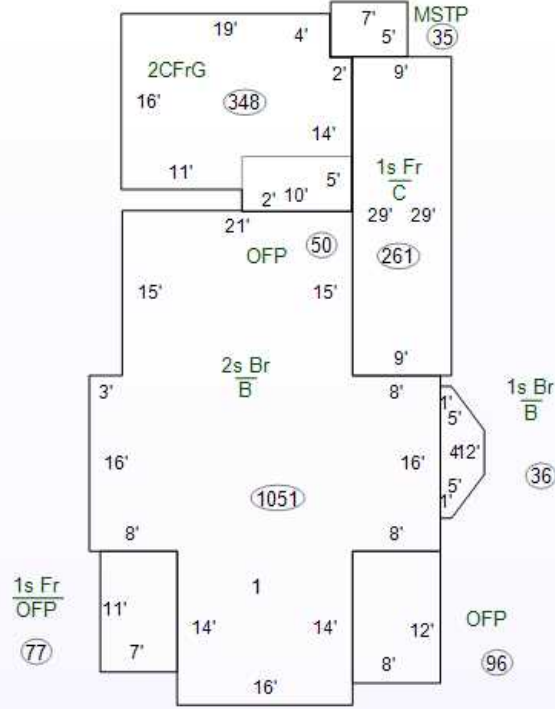
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	3	3
<b>Water Heaters</b>	3	3
<b>Add Fixtures</b>	2	2
<b>Total</b>	11	17

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	3
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	12

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1348	1348	\$137,700	
2	95	1128	1128	\$65,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1087	0	\$36,300	
Crawl		261	0	\$4,200	
Slab					

**Total Base** \$243,800

**Adjustments 1 Row Type Adj. x 1.00** \$243,800

Unfin Int (-)		\$0
Ex Liv Units (+)	C:2	\$17,600
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:3 MO:3	\$13,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	17 - 15 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$276,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$17,700	\$294,200
Garages (+) 348 sqft	\$16,500	\$310,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$277,300

**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	5/6 Maso	C+1	1865	1865	160	F		0.85		3,563 sqft	\$277,300	50%	\$138,650	25%	100%	1.260	1.000	33.00	67.00	0.00	\$131,000