

General Information

Parcel Number 89-18-03-110-311.000-030
Local Parcel Number 50-03-110-311.000-29

Tax ID: 029-05381-00

Routing Number 5003110-003

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

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)
163 S 23RD 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

Ownership

CAIN, TONY L & CYNTHIA
163 S 23RD ST
RICHMOND, IN 47374

Legal

NW SEC 3-13-1 0.35A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/26/2023 to 01/01/1900.

Notes

8/26/2024 Misc: 2025 GENERAL REVALUATION
8/2/2024 Misc: 2024 INFORMAL REVIEW, SETTLED PER PHONE CONVERSATION ON 08/02/2024.

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 valuation details for 2025 and 2024.

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 details for land type F.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.35), Actual Frontage (80), Developer Discount, Parcel Acreage (0.35), 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 (0.30), 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 (\$24,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2475 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
Patio, Treated Pine	50	\$400
Porch, Open Frame	32	\$3,400
Porch, Enclosed Frame	396	\$21,900
Patio, Concrete	216	\$1,700

Plumbing

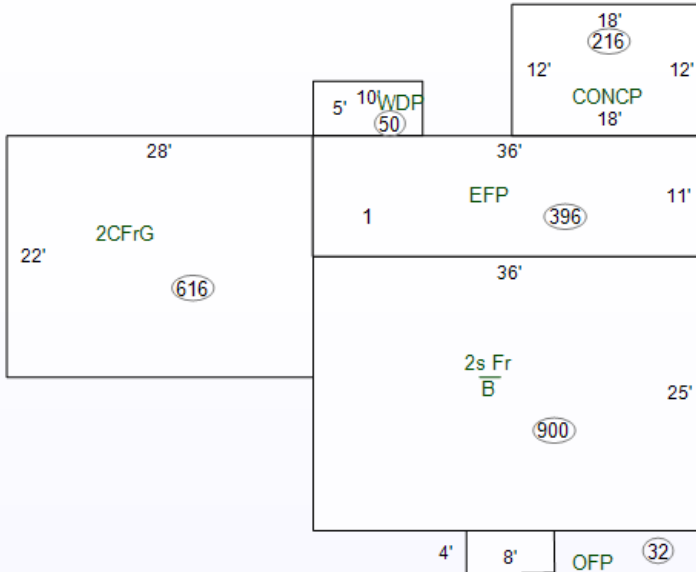
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	900	900	\$96,900	
2	1Fr	900	900	\$48,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		900	675	\$60,800	
Crawl					
Slab					

Total Base \$206,500

Adjustments 1 Row Type Adj. x 1.00 \$206,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:900 2:900	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$222,100

Sub-Total, 1 Units

Exterior Features (+)	\$27,400	\$249,500
Garages (+) 616 sqft	\$24,700	\$274,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$244,724

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	Wood Fr	C+1	1940	1980	45	A			0.85		2,700 sqft	\$244,724	30%	\$171,310	0%	100%	1.260	1.000	100.00	0.00	0.00	\$215,900