

**General Information**

**Parcel Number**  
89-18-03-110-418.000-030

**Local Parcel Number**  
50-03-110-418.000-29

**Tax ID:**  
029-15552-00

**Routing Number**  
5003110-040

**Ownership**

TOMPKINS, ZACHARY  
2401 S A ST  
RICHMOND, IN 47374

**Legal**

LOT 19 PARKWAY HILLS 1ST

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/06/2017	TOMPKINS, ZACHAR	2017002725	WD	/	\$104,000	I
06/26/2014	MERRICK, STEPHEN	2014004473	WD	/	\$123,800	I
09/04/2012	DICKMAN PROPERTI	2012007523	CT	/		I
10/10/2011	DICKMAN PROPERTI	2011007336	WD	/		I
01/01/1900	GREEN, JOHN T & PE	2011007336	WD	/		I

**Notes**

11/1/2024 Misc: 2025 GENERAL REVAUATION

10/12/2018 Misc: 2019 GENERAL REVALUATION - REMOVE UTILITY SHED

**Property Class 510**  
1 Family Dwell - Platted Lot



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)**  
2401 S A ST  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$25,100</b>	<b>Land</b>	<b>\$25,100</b>	<b>\$21,300</b>	<b>\$18,700</b>	<b>\$18,700</b>	<b>\$18,700</b>
\$25,100	Land Res (1)	\$25,100	\$21,300	\$18,700	\$18,700	\$18,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$180,800</b>	<b>Improvement</b>	<b>\$180,800</b>	<b>\$160,600</b>	<b>\$140,500</b>	<b>\$137,300</b>	<b>\$125,800</b>
\$180,800	Imp Res (1)	\$180,800	\$160,600	\$140,500	\$137,300	\$125,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$205,900</b>	<b>Total</b>	<b>\$205,900</b>	<b>\$181,900</b>	<b>\$159,200</b>	<b>\$156,000</b>	<b>\$144,500</b>
\$205,900	Total Res (1)	\$205,900	\$181,900	\$159,200	\$156,000	\$144,500
\$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		84	84x155	0.91	\$329	\$299	\$25,116	0%	1.0000	100.00	0.00	0.00	\$25,120

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
N/A

**Land Computations**

Calculated Acreage	0.30
Actual Frontage	84
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.30
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	0.30
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	\$25,100
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$25,100</b>

**Characteristics**

**Topography**      **Flood Hazard**  
Level

**Public Utilities**      **ERA**  
All

**Streets or Roads**      **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2000 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, Concrete	105	\$800
Porch, Enclosed Frame	324	\$18,700

**Plumbing**

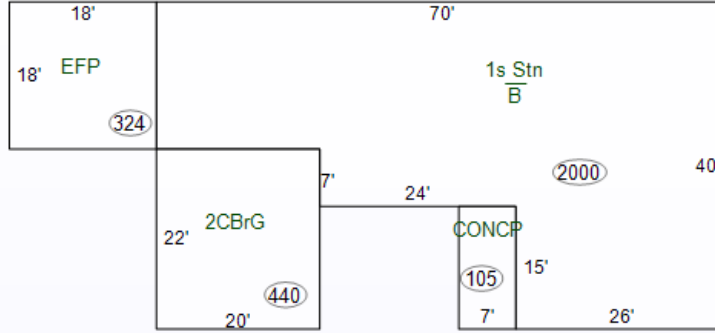
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 8	2000	2000	\$183,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2000	0	\$55,200	
Crawl				
Slab				

**Total Base** \$238,200

**Adjustments 1 Row Type Adj. x 1.00** \$238,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1000	\$15,600
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2000	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$268,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,500	\$287,600
Garages (+) 440 sqft	\$19,400	\$307,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$260,950

**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	Stone	C	1954	1954	71	A		0.85		4,000 sqft	\$260,950	45%	\$143,520	0%	100%	1.260	1.000	100.00	0.00	0.00	\$180,800