

89-18-03-120-141.000-030

General Information

Parcel Number
89-18-03-120-141.000-030

Local Parcel Number
50-03-120-141.000-29

Tax ID:
029-15642-00

Routing Number
5003120-013

Property Class 510
1 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
5003120

Location Address (1)
200 S 28TH 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

BROWN, CASSANDRA A

Ownership

BROWN, CASSANDRA A
200 S 28TH ST
RICHMOND, IN 47374

Legal

LOT 8 ARTHUR M CHARLES 2ND ADDN

200 S 28TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/18/2022	BROWN, CASSANDR	2022011364	WD	/	\$240,000	V
12/01/2014	SHOPE, DYLAN & KEI	2014008845	WD	/	\$150,000	V
02/01/2008	EDELBLUTE, TREVO	2008001026	WD	/		I
01/01/1900	GROHSMEYER, FRE	2008001026	WD	/		I

510, 1 Family Dwell - Platted Lot

WAYNE-294337 (029)/2943

1/2

Notes

9/25/2024 Misc: 2025 GENERAL REVAUATION
10/12/2018 Misc: 2019 GENERAL REVALUATION



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$32,100	Land	\$32,100	\$27,200	\$23,900	\$23,900	\$23,900
\$32,100	Land Res (1)	\$32,100	\$27,200	\$23,900	\$23,900	\$23,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$246,300	Improvement	\$246,300	\$215,800	\$188,900	\$132,300	\$121,500
\$246,300	Imp Res (1)	\$246,300	\$215,800	\$188,900	\$132,300	\$121,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$278,400	Total	\$278,400	\$243,000	\$212,800	\$156,200	\$145,400
\$278,400	Total Res (1)	\$278,400	\$243,000	\$212,800	\$156,200	\$145,400
\$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		106	106x160	0.92	\$329	\$303	\$32,118	0%	1.0000	100.00	0.00	0.00	\$32,120

Land Computations

Calculated Acreage	0.39
Actual Frontage	106
Developer Discount	☐
Parcel Acreage	0.39
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	0.39
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	\$32,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$32,100

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2300 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

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	275	\$2,000
Porch, Enclosed Frame	224	\$15,000

Plumbing

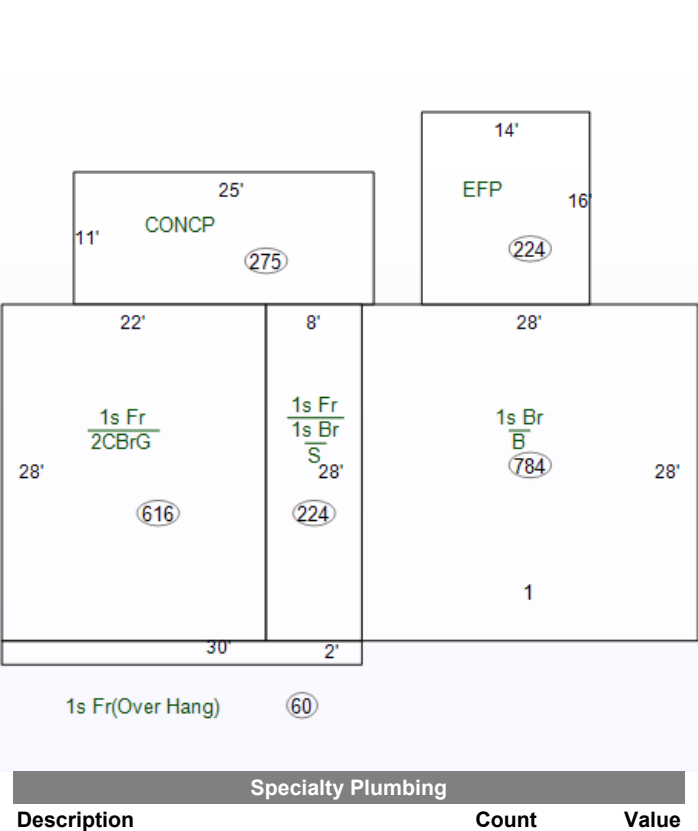
#	TF	
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1008	1008	\$115,700	
2	1Fr	900	900	\$48,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		784	392	\$48,600	
Crawl					
Slab		224	0	\$0	
		Total Base			\$213,100
Adjustments		1 Row Type Adj. x 1.00			\$213,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				2:392	\$5,000
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1008 2:900	\$5,700
No Elec (-)					\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800		\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$232,300
Sub-Total, 1 Units					
Exterior Features (+)				\$17,000	\$249,300
Garages (+) 616 sqft				\$25,800	\$275,100
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.85
Replacement Cost					\$257,219

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	3/6 Maso	C+2	1965	1995	30	A		0.85		2,692 sqft	\$257,219	24%	\$195,490	0%	100%	1.260	1.000	100.00	0.00	0.00	\$246,300