

89-18-03-130-310.000-030

KAUFMAN, PHILLIP D & GWEND

426 S 24TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-03-130-310.000-030
Local Parcel Number 50-03-130-310.000-29

Tax ID: 029-03515-00

Routing Number 5003130-070

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 294383-029
WAYNE-294383 (029)

Section/Plat 5003130

Location Address (1)
426 S 24TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

KAUFMAN, PHILLIP D & GWENDOLY
JTWROS
426 S 24TH ST
RICHMOND, IN 47374

Legal

LOT 23 REEVESTON VIEW EX 50 FT OFF ENT N
SIDE & 35 X 168 FT W S SEC 3-13-1



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 14 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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Notes

8/30/2024 Misc: 2025 GENERAL REVALUATION
10/26/2018 Misc: 2019 GENERAL REVALUATION - ADD CONCP

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

Data Source External Only

Collector 08/15/2024 js

Appraiser 08/30/2024 Nexus

Total Value \$23,300

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1344 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	228	\$1,700

**Plumbing**

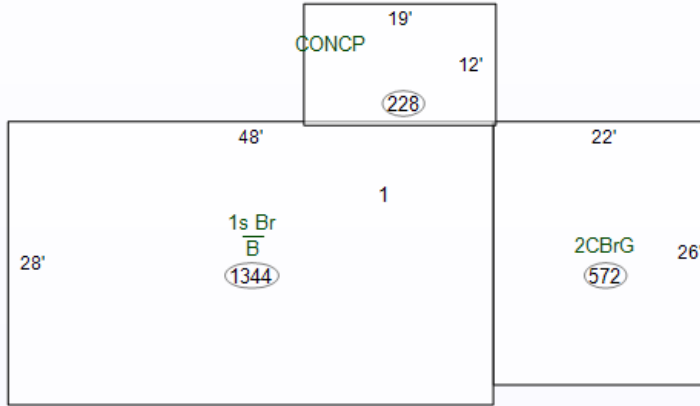
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1344	1344	\$139,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1344	0	\$42,400	
Crawl					
Slab					

**Total Base** \$182,100

**Adjustments** 1 Row Type Adj. x 1.00 \$182,100

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) MS:1 MO:2 \$8,000  
 No Heating (-) \$0  
 A/C (+) 1:1344 \$4,400  
 No Elec (-) \$0  
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$196,900

**Sub-Total, 1 Units**

Exterior Features (+) \$1,700 \$198,600

Garages (+) 572 sqft \$22,300 \$220,900

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

**Replacement Cost** \$197,153

**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	Brick	C+1	1965	1965	60	A			0.85		2,688 sqft	\$197,153	40%	\$118,290	0%	100%	1.240	1.000	100.00	0.00	0.00	\$146,700