

89-18-03-130-601.000-030

OLER, RONALD M & SHERRI

300 S 27TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-03-130-601.000-030
Local Parcel Number 50-03-130-601.000-29

Tax ID: 029-45068-00

Routing Number 5003130-019

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)
300 S 27TH 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

OLER, RONALD M & SHERRI
300 S 27TH ST
RICHMOND, IN 47374

Legal

LOT 69 REPLAT OF HARVEY PLACE ADDN



Transfer of Ownership

Date 01/01/1900 Owner OLER, RONALD M & Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/26/2024 Misc: 2025 GENERAL REVAUATION
10/26/2018 Misc: 2019 GENERAL REVALUATION
- REMOVE POOL

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

Table with columns for Assessment 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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.31), Actual Frontage (95), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$26,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,900).

Data Source External Only

Collector 08/21/2024 js

Appraiser 09/26/2024 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1682 sqft  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	132	\$10,600
Stoop, Masonry	67	\$2,700

**Plumbing**

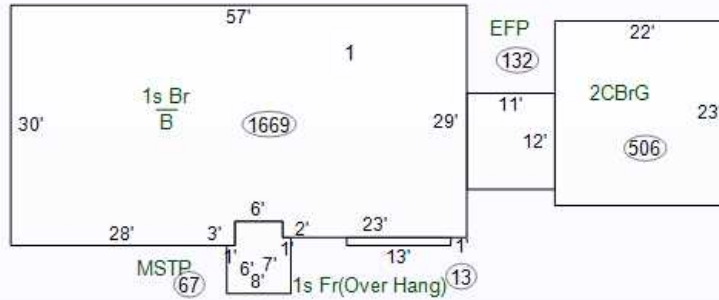
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1682	1682	\$158,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1669	0	\$48,700	
Crawl					
Slab					

**Total Base** \$206,800

**Adjustments** 1 Row Type Adj. x 1.00 \$206,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1682	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$218,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,300	\$232,200
Garages (+) 506 sqft	\$20,700	\$252,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

**Replacement Cost** \$236,462

**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	5/6 Maso	C+2	1958	1958	67	A			0.85		3,351 sqft	\$236,462	42%	\$137,150	0%	100%	1.240	1.000	100.00	0.00	0.00	\$170,100
2: Utility Shed	1	SV	C	2008	2008	17	A			0.85		12'x12'		50%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0