

89-18-03-130-801.000-030

General Information

Parcel Number
89-18-03-130-801.000-030

Local Parcel Number
50-03-130-801.000-29

Tax ID:
029-25413-00

Routing Number
5003130-026

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)
2723 S D ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

NGUYEN, PHUONG THI KIM & D

Ownership

NGUYEN, PHUONG THI KIM & DEVIN
2723 S D ST
RICHMOND, IN 47374

Legal

LOT 21 HARVEY PLACE REPLAT



2723 S D ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/18/2019	NGUYEN, PHUONG T	2019008969	WD	/	\$124,900	V
04/21/2008	RUTHERFORD, CHRI	2008003666	QC	/	\$0	I
01/01/1900	RUTHERFORD, BOB	2008003666	QC	/		I

510, 1 Family Dwell - Platted Lot

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	☐	☐	☐	☐	☐
\$24,300	Land	\$24,300	\$20,700	\$18,100	\$17,700	\$17,700
\$24,300	Land Res (1)	\$24,300	\$20,700	\$18,100	\$17,700	\$17,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$155,500	Improvement	\$155,500	\$133,500	\$116,800	\$113,200	\$103,900
\$155,500	Imp Res (1)	\$155,500	\$133,500	\$116,800	\$113,200	\$103,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$179,800	Total	\$179,800	\$154,200	\$134,900	\$130,900	\$121,600
\$179,800	Total Res (1)	\$179,800	\$154,200	\$134,900	\$130,900	\$121,600
\$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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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		85	85x144	1.04	\$275	\$286	\$24,310	0%	1.0000	100.00	0.00	0.00	\$24,310

Land Computations

Calculated Acreage	0.28
Actual Frontage	85
Developer Discount	☐
Parcel Acreage	0.28
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	0.28
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	\$24,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$24,300

WAYNE-294383 (029)/2943

1/2

Notes

10/1/2024 Misc: 2025 GENERAL REVAUATION

2/14/2020 Misc: 2020: ADD A/C 02-14-2020

Data Source External Only

Collector 08/27/2024 js

Appraiser 10/01/2024 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1644 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☒ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

2

Living Rooms

1

Dining Rooms

1

Family Rooms

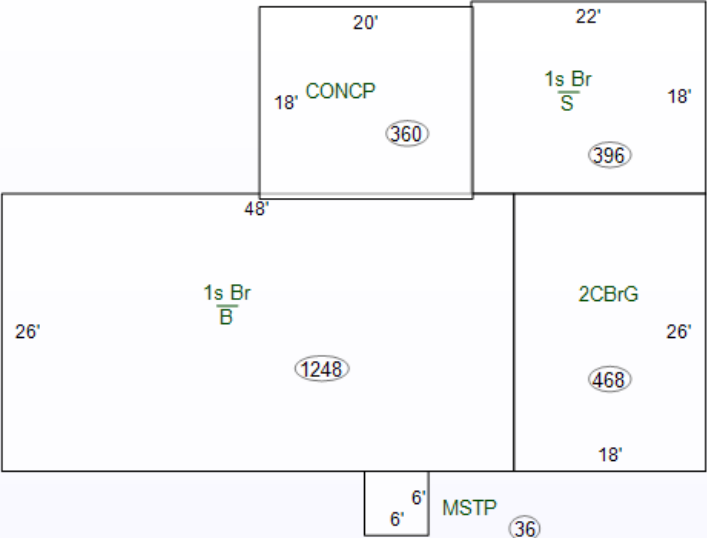
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	1644	1644	\$158,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1248	0	\$40,400
Crawl				
Slab		396	0	\$0
Total Base				\$199,100
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				2:650
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1644
No Elec (-)				\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$218,600
Sub-Total, 1 Units				
Exterior Features (+)				\$4,300
Garages (+) 468 sqft				\$19,400
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.85
Replacement Cost				\$216,253

Description	Area	Value
Stoop, Masonry	36	\$1,800
Patio, Concrete	360	\$2,500

Specialty Plumbing		
Description	Count	Value

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
1: Residential Dwelling	1	Brick	C+1	1958	1958	67	A			0.85		2,892 sqft	\$216,253	42%	\$125,430	0%	100%	1.240	1.000	100.00	0.00