

89-18-03-130-804.000-030

General Information

Parcel Number
89-18-03-130-804.000-030

Local Parcel Number
50-03-130-804.000-29

Tax ID:
029-47652-00

Routing Number
5003130-029

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)
401 S 27TH 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

HOLTHOUSE, AMY E

Ownership

HOLTHOUSE, AMY E
401 S 27TH ST
RICHMOND, IN 47374

Legal

LOT 24 REPLAT OF HARVEY PLACE



401 S 27TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/19/2013	HOLTHOUSE, AMY E	2013002352	WD	/	\$0	I
02/27/2009	HOLTHOUSE, AMY E		CO	/	\$110,000	I
02/27/2009	OLER, DOUGLAS B &	2009001931	WD	/	\$110,000	I
08/25/2008	SMITH, COLEMAN &	2008007725	WD	/	\$105,000	I
01/01/1900	KAUCHER, GREG & P	2008007725	WD	/	\$105,000	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	☐	☐	☐	☐	☐
\$30,000	Land	\$30,000	\$25,500	\$22,400	\$21,800	\$21,800
\$30,000	Land Res (1)	\$30,000	\$25,500	\$22,400	\$21,800	\$21,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$127,000	Improvement	\$127,000	\$108,600	\$95,000	\$92,100	\$84,400
\$127,000	Imp Res (1)	\$127,000	\$108,600	\$95,000	\$92,100	\$84,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$157,000	Total	\$157,000	\$134,100	\$117,400	\$113,900	\$106,200
\$157,000	Total Res (1)	\$157,000	\$134,100	\$117,400	\$113,900	\$106,200
\$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		105	105x145	1.04	\$275	\$286	\$30,030	0%	1.0000	100.00	0.00	0.00	\$30,030

Land Computations

Calculated Acreage	0.35
Actual Frontage	105
Developer Discount	☐
Parcel Acreage	0.35
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	0.35
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	\$30,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$30,000

WAYNE-294383 (029)/2943 1/2

Notes

9/26/2024 Misc: 2025 GENERAL REVAUATION
10/26/2018 Misc: 2019 GENERAL REVALUATION
- ADD CONCP

Data Source External Only

Collector 08/21/2024 jb

Appraiser 09/26/2024 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1196 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
Stoop, Masonry	60	\$2,300
Patio, Concrete	264	\$2,000

Plumbing

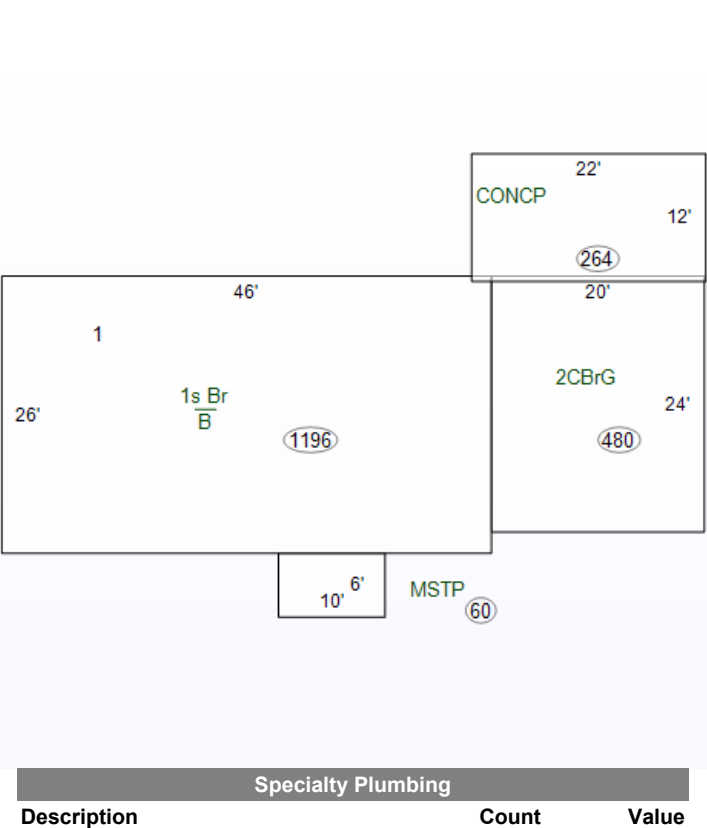
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1196	1196	\$129,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1196	0	\$39,200	
Crawl					
Slab					
		Total Base			\$168,700
Adjustments		1 Row Type Adj. x 1.00			\$168,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)		1:1196			\$4,200
No Elec (-)					\$0
Plumbing (+ / -)		5 – 5 = 0 x \$0			\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$172,900
		Sub-Total, 1 Units			
Exterior Features (+)		\$4,300			\$177,200
Garages (+) 480 sqft		\$20,700			\$197,900
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.85
Replacement Cost					\$176,626

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	Brick	C+1	1958	1958	67	A		0.85		2,392 sqft	\$176,626	42%	\$102,440	0%	100%	1.240	1.000	100.00	0.00	0.00	\$127,000