

89-18-03-210-318.000-030

FELTY, DENNIS J & MARY N

250 S 31ST ST

510, 1 Family Dwell - Platted Lot

WAYNE-294291 (029)/2942 1/2

General Information

Parcel Number 89-18-03-210-318.000-030
Local Parcel Number 50-03-210-318.000-29

Tax ID: 029-43099-00

Routing Number 5003210-019

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 294291-029
WAYNE-294291 (029)

Section/Plat 5003210

Location Address (1)
250 S 31ST ST
RICHMOND, IN 47374

Zoning ZO01 Residential

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

Ownership

FELTY, DENNIS J & MARY N
250 S 31ST ST
RICHMOND, IN 47374

Legal

PT LOT 124 & 173 FT E END LOT 122 EX 30 FT
OFF SS & 173 FT E END LOT 123 RAVINIA PARK



Transfer of Ownership

Date 01/01/1900 Owner FELTY, DENNIS J & M Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/24/2024 Misc: 2025 GENERAL REVAUATION
10/2/2018 Misc: 2019 GENERAL REVALUATION - REMOVE UTILITY SHED

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

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

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source External Only

Collector 08/22/2024 js

Appraiser 09/24/2024 Nexus

Total Value \$42,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2147 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 |
|------------------------|------|---------|
| Patio, Concrete | 360 | \$2,500 |
| Canopy, Roof Extension | 30 | \$800 |
| Stoop, Masonry | 20 | \$1,800 |

Plumbing

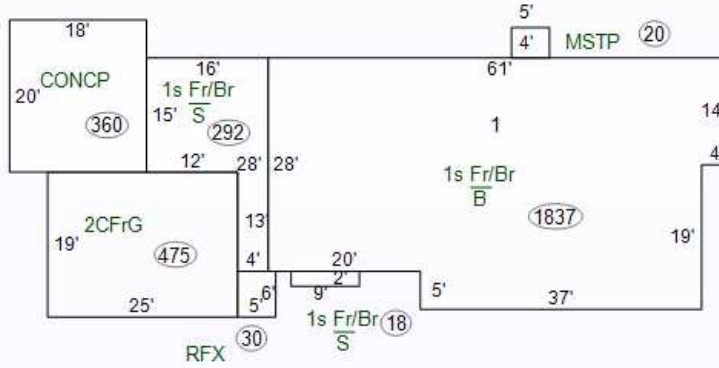
| | # | TF |
|---------------|----------|----------|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 8 |

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------------------|--------|------|--------|------------------|--------|
| 1 | 91A | 2147 | 2147 | \$178,600 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1837 | 0 | \$52,000 | |
| Crawl | | | | | |
| Slab | | 310 | 0 | \$0 | |
| Total Base | | | | \$230,600 | |

Adjustments

| | | |
|-------------------------------|-------------------|------------------|
| 1 Row Type Adj. x 1.00 | | \$230,600 |
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:1 | \$4,500 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:2147 | \$6,100 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$243,600

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$5,100 | \$248,700 |
| Garages (+) 475 sqft | \$20,100 | \$268,800 |
| Quality and Design Factor (Grade) | | 1.00 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$228,480 |

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 | 1/6 Maso | C | 1958 | 1958 | 67 | A | | | 0.85 | | 3,984 sqft | \$228,480 | 42% | \$132,520 | 19% | 100% | 1.100 | 1.000 | 100.00 | 0.00 | 0.00 | \$118,100 |