

89-18-03-230-210.000-030

SHOOK, CARRIE E

340 S 31ST ST

510, 1 Family Dwell - Platted Lot

WAYNE-294291 (029)/2942

1/2

General Information

Parcel Number 89-18-03-230-210.000-030
Local Parcel Number 50-03-230-210.000-29

Tax ID: 029-45642-00

Routing Number 5003230-017

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 5003230

Location Address (1)
340 S 31ST 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

Ownership

SHOOK, CARRIE E
340 S 31ST ST
RICHMOND, IN 47374

Legal

LOT 207 RAVINIA PARK



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/08/2018 to 01/01/1900.

Notes

9/24/2024 Misc: 2025 GENERAL REVAUATION
10/2/2018 Misc: 2019 GENERAL REVALUATION

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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

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: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 08/22/2024 js

Appraiser 09/24/2024 Nexus

Total Value \$16,900

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1090 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
Wood Deck	180	\$4,100
Wood Deck	40	\$1,700

**Plumbing**

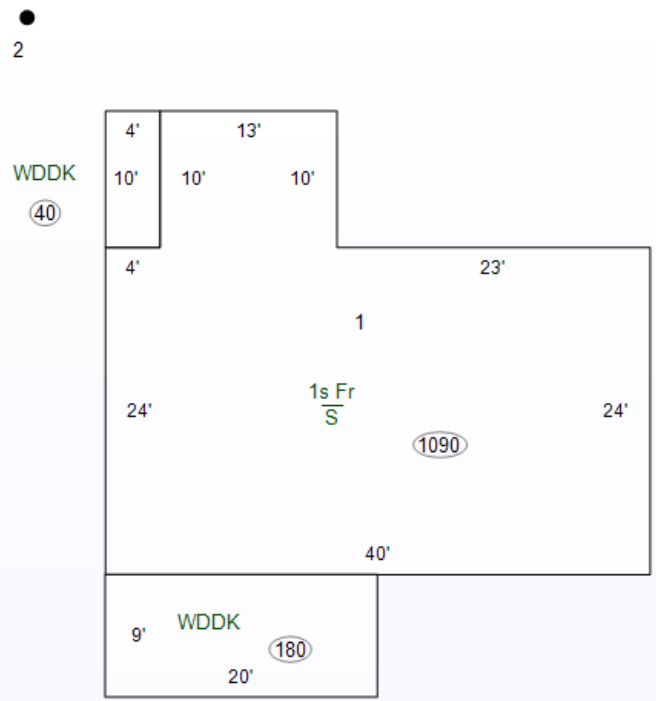
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**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 1Fr	1090	1090	\$111,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1090	0	\$0	
<b>Total Base</b>			\$111,500	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$111,500
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1090 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$120,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,800	\$125,800
Garages (+) 0 sqft	\$0	\$125,800
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$101,584

**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	Wood Fr	C-1	1954	1975	50	A		0.85		1,090 sqft	\$101,584	35%	\$66,030	0%	100%	1.100	1.000	100.00	0.00	0.00	\$72,600
2: Detached Garage/Boat H	1	Wood Fr	C	1956	1956	69	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	42%	\$11,870	0%	100%	1.100	1.000	100.00	0.00	0.00	\$13,100