

89-18-03-310-601.000-030

CLAWSON, JONAS & ESTHER

701 S 23RD ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

General Information

Parcel Number 89-18-03-310-601.000-030
Local Parcel Number 50-03-310-601.000-29

Tax ID: 029-53394-00

Routing Number 5003310-003

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 5003310

Location Address (1)
701 S 23RD 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 2027

Ownership

CLAWSON, JONAS & ESTHER
701 S 23RD ST
RICHMOND, IN 47374

Legal

LOT 1 & PT LOT 24 LOCUST LANE 1ST ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/26/2024 to 01/01/1900.

Notes

9/28/2022 Misc: 2023 GENERAL REVALUATION
11/2/2018 Misc: 2019 GENERAL REVALUATION

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2025, 2024, 2023, 2022, 2021.

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. Rows include Calculated Acreage (0.49), Actual Frontage (105), Developer Discount, Parcel Acreage (0.49), 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 (0.49), 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 (\$33,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$33,200).

Data Source External Only

Collector 09/08/2022 bb

Appraiser 09/28/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1815 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
Patio, Concrete	120	\$1,000
Patio, Concrete	55	\$400
Canopy, Roof Extension	55	\$1,000

**Plumbing**

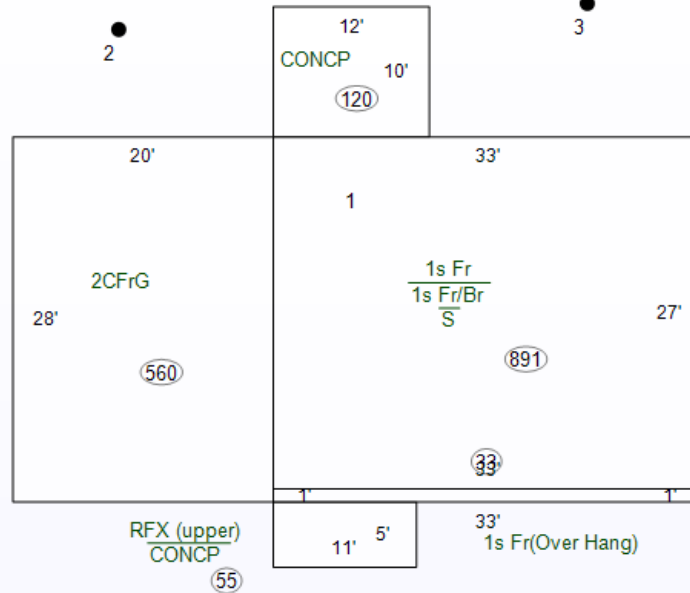
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	91A	891	891	\$98,600	
2	1Fr	924	924	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		891	0	\$0	

**Total Base** \$148,200

**Adjustments** 1 Row Type Adj. x 1.00 \$148,200

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

**Sub-Total, One Unit** \$150,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,400	\$153,000
Garages (+) 560 sqft	\$21,400	\$174,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$148,240</b>

**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	2	1/6 Maso	C	1962	1970	55	A		0.85		1,815 sqft	\$148,240	40%	\$88,940	0%	100%	1.240	1.000	100.00	0.00	0.00	\$110,300
2: Pool, Above Ground (circu	1	SV	C	2000	2000	25	A		0.85		24' Circ		85%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	C	2000	2000	25	A		0.85		8'x12'		55%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0