

89-18-03-310-616.000-030

PROGRESSIVE PROPERTIES LL

711 S 23RD ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/2

General Information

Parcel Number 89-18-03-310-616.000-030
Local Parcel Number 50-03-310-616.000-29

Tax ID: 029-03883-00

Routing Number 5003310-002

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294202-029 WAYNE-294202 (029)
Section/Plat 5003310
Location Address (1) 711 S 23RD ST RICHMOND, IN 47374

Ownership

PROGRESSIVE PROPERTIES LLC
505 HENLEY RD SOUTH
RICHMOND, IN 47374

Legal

PT N D SW SEC 3-13-1 5 A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 08/24/2007 and 01/01/1900.

Notes

3/7/2023 Misc: 2023 GENERAL REVAL

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 (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows include land types 9, 91, and 82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 03/06/2023 bb

Appraiser 03/07/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (5.00), Actual Frontage (0), Developer Discount, Parcel Acreage (5.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.48), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.52), Total Acres Farmland (0.00), 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 (\$20,900), 91/92 Value (\$19,000), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$19,000), CAP 3 Value (\$0), Total Value (\$39,900).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2052 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        | 138  | \$1,200  |
| Canopy, Roof Extension | 138  | \$2,100  |
| Porch, Open Frame      | 228  | \$10,900 |

**Plumbing**

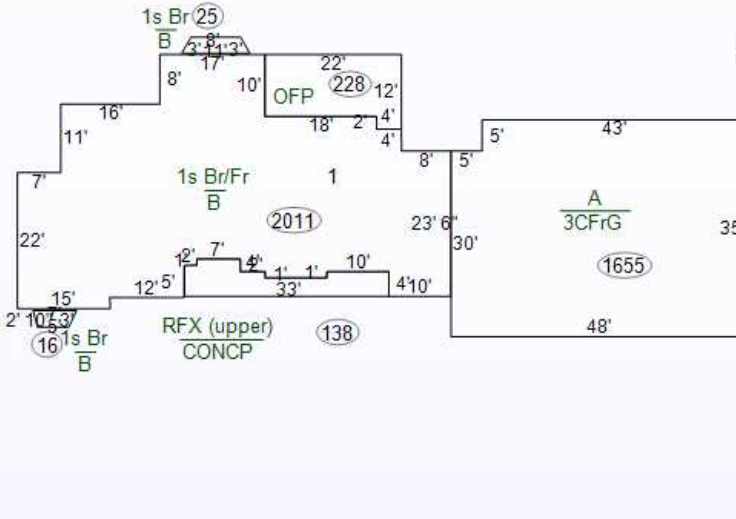
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 2 | 6  |
| <b>Half Bath</b>     | 1 | 2  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 4 | 4  |
| <b>Total</b>         | 9 | 14 |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 1 |
| <b>Total Rooms</b>  | 7 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 95     | 2052 | 2052   | \$183,100 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 2     | 4      |      |        |           |        |
| ●     | 1/4    |      |        |           |        |
| ●     | 1/2    |      |        |           |        |
| ●     | 3/4    |      |        |           |        |
| 3     | Attic  | 1655 | 0      | \$11,000  |        |
|       | Bsmt   | 2052 | 0      | \$56,100  |        |
|       | Crawl  |      |        |           |        |
|       | Slab   |      |        |           |        |

**Total Base** \$250,200

**Adjustments** 1 Row Type Adj. x 1.00 \$250,200

|                  |                    |         |
|------------------|--------------------|---------|
| Unfin Int (-)    |                    | \$0     |
| Ex Liv Units (+) |                    | \$0     |
| Rec Room (+)     |                    | \$0     |
| Loft (+)         |                    | \$0     |
| Fireplace (+)    | MS:1 MO:2          | \$8,000 |
| No Heating (-)   |                    | \$0     |
| A/C (+)          | 1:2052 A:1655      | \$7,500 |
| No Elec (-)      |                    | \$0     |
| Plumbing (+ / -) | 14 - 5 = 9 x \$800 | \$7,200 |
| Spec Plumb (+)   |                    | \$0     |
| Elevator (+)     |                    | \$0     |

**Sub-Total, One Unit** \$272,900

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$14,200 | \$287,100 |
| Garages (+) 1655 sqft             | \$53,300 | \$340,400 |
| Quality and Design Factor (Grade) |          | 1.20      |
| Location Multiplier               |          | 0.85      |

**Replacement Cost** \$347,208

**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            | 5/6 Maso    | B     | 1957       | 1957     | 68         | G  |           | 0.85 |          | 5,759 sqft | \$347,208 | 28%      | \$249,990     | 0%      | 100% | 1.240 | 1.000 | 100.00 | 0.00  | 0.00  | \$310,000    |
| 2: Detached Garage/Boat H   | 1            | Wood Fr     | B     | 1960       | 1960     | 65         | A  | \$32.47   | 0.85 | \$38.18  | 25'x50'    | \$47,723  | 38%      | \$29,590      | 0%      | 100% | 1.240 | 1.000 | 100.00 | 0.00  | 0.00  | \$36,700     |
| 3: Porch- Open frame or equ | 1            |             | C     | 1960       | 1960     | 65         | A  |           | 0.85 |          | 11'x38'    | \$14,620  | 42%      | \$8,480       | 0%      | 100% | 1.240 | 1.000 | 100.00 | 0.00  | 0.00  | \$10,500     |