

89-18-03-320-207.000-030

DAY, DENNIS RAY 55%, PAULA

2730 S E ST

510, 1 Family Dwell - Platted Lot

WAYNE-294344 (029)/2943

1/2

General Information

Parcel Number 89-18-03-320-207.000-030
Local Parcel Number 50-03-320-207.000-29

Tax ID: 029-45716-00

Routing Number 5003320-001

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 294344-029
WAYNE-294344 (029)

Section/Plat 5003320

Location Address (1)
2730 S E 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 DAY, DENNIS RAY 55%, PAULA JEA
SUB TO L/E GEORGE WALTER & CH
2730 S E ST
RICHMOND, IN 47374

Legal

LOT 8 REPLAT OF HARVEY PL



Transfer of Ownership

Date 01/01/1900 Owner DAY, DENNIS RAY 55 Doc ID CO Code Book/Page Adj Sale Price V/I

Notes

7/30/2024 Misc: 2025 GENERAL REVAUATION
5/29/2018 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 (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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 with columns for various land computation metrics such as 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, and Total Value.

Data Source External Only

Collector 07/09/2024 js

Appraiser 07/30/2024 Nexus

Total Value \$27,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1144 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	324	\$2,400

Plumbing

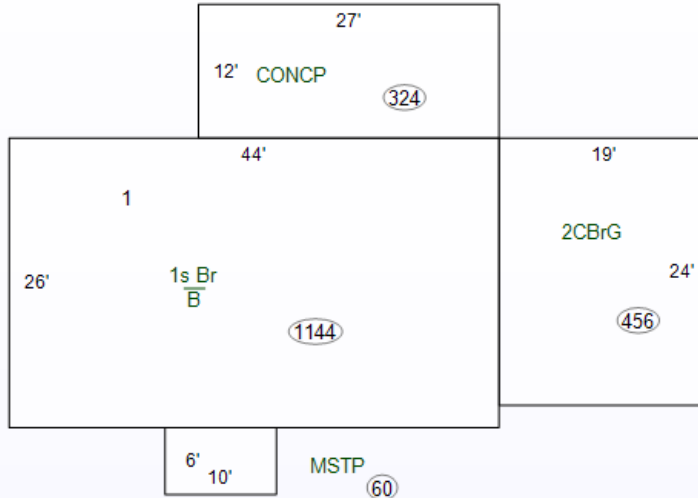
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1144	1144	\$126,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1144	0	\$38,100	
Crawl				
Slab				

Total Base \$164,200

Adjustments 1 Row Type Adj. x 1.00 \$164,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1144	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$174,300

Sub-Total, 1 Units

Exterior Features (+)	\$4,700	\$179,000
Garages (+) 456 sqft	\$19,400	\$198,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$177,072

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	Brick	C+1	1958	1958	67	A			0.85		2,288 sqft	\$177,072	42%	\$102,700	0%	100%	1.230	1.000	100.00	0.00	0.00	\$126,300