

General Information

Parcel Number
89-18-03-330-104.030-030

Local Parcel Number
50-03-330-104.300-29

Tax ID:
029-30451-30

Routing Number
5003330-037

Ownership

SMITH, JAMIE J
2704 WESTMINSTER AVE
RICHMOND, IN 47374

Legal

LOT 181 MEADOW PARK SEC 11

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/04/2018	SMITH, JAMIE J	2018002474	QC	/	\$100,450	I
04/04/2018	SMITH, JAMIE J & BR	2018002473	SA	/		I
10/15/2015	DAVIS, BETTY L, JAM	2015008694	QC	/		I
04/13/2007	DAVIS, ALFRED J JR		CO	/		I
01/01/1900	DICKENSON HOMES		CO	/		I

Notes

11/23/2022 Misc: 2023 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 293356-029
MEADOWPARK SEC 10, 11 & 12-2

Section/Plat
5003330

Location Address (1)
2704 WESTMINSTER AVE
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$51,100	Land	\$51,100	\$43,400	\$38,000	\$38,000	\$38,000
\$51,100	Land Res (1)	\$51,100	\$43,400	\$38,000	\$38,000	\$38,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$218,100	Improvement	\$218,100	\$190,200	\$168,300	\$179,400	\$165,700
\$218,100	Imp Res (1)	\$218,100	\$190,200	\$168,300	\$179,400	\$165,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$269,200	Total	\$269,200	\$233,600	\$206,300	\$217,400	\$203,700
\$269,200	Total Res (1)	\$269,200	\$233,600	\$206,300	\$217,400	\$203,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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
F	F		88	88x112	0.94	\$618	\$581	\$51,128	0%	1.0000	100.00	0.00	0.00	\$51,130

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
Improving

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 10/14/2022 bb

Appraiser 11/23/2022 Nexus

Land Computations

Calculated Acreage	0.23
Actual Frontage	88
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$51,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$51,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1872 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
Porch, Open Frame	60	\$4,300
Porch, Open Frame	180	\$9,200
Wood Deck	180	\$4,100

Plumbing

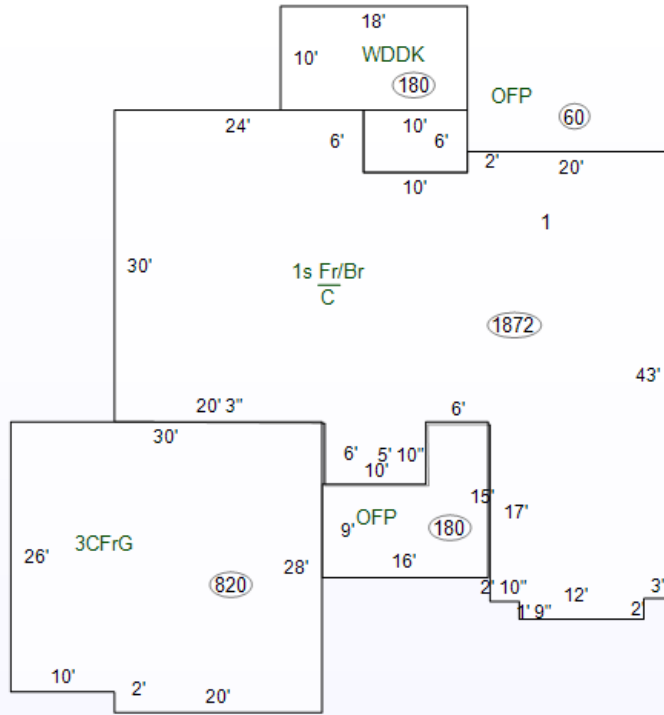
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	7	11

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1872	1872	\$164,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1872	0	\$10,700	
Slab				

Total Base		\$174,800
Adjustments	1 Row Type Adj. x 1.00	\$174,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1872	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$185,200
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Sub-Total, 1 Units	\$185,200
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Exterior Features (+)	\$17,600	\$202,800
Garages (+) 820 sqft	\$30,400	\$233,200
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost	\$218,042
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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	2/6 Maso	C+2	2006	2006	19	A		0.85		1,872 sqft	\$218,042	18%	\$178,790	0%	100%	1.220	1.000	100.00	0.00	0.00	\$218,100