

89-18-04-130-209.000-030

235 SOUTH 11TH STREET LAND

235 S 11TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-130-209.000-030
Local Parcel Number 50-04-130-209.000-29

Tax ID: 029-25225-00

Routing Number 5004130-113

Property Class 520 RENTAL
2 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 295398-029 WAYNE-295398 (029)

Section/Plat 5004130

Location Address (1) 235 S 11TH 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

235 SOUTH 11TH STREET LAND TR 5424 MC FARLAND RD INDIANAPOLIS, IN 46227

Legal

LOT 6 M P EX 65 FT ENTIRE E SIDE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/20/2021, 04/06/2021, 01/01/1900.

Notes

8/21/2024 Misc: 2025 GENERAL REVALUATION
8/16/2018 Misc: 2019 GENERAL REVALUATION - GR C-, COND P

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

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

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: Computation Name, 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 08/12/2024 js

Appraiser 08/21/2024 Nexus

Total Value \$3,000

**General Information**

**Occupancy** Duplex  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2819 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	227	\$10,900
Porch, Open Frame	40	\$4,300
Porch, Open Frame	128	\$4,100

**Plumbing**

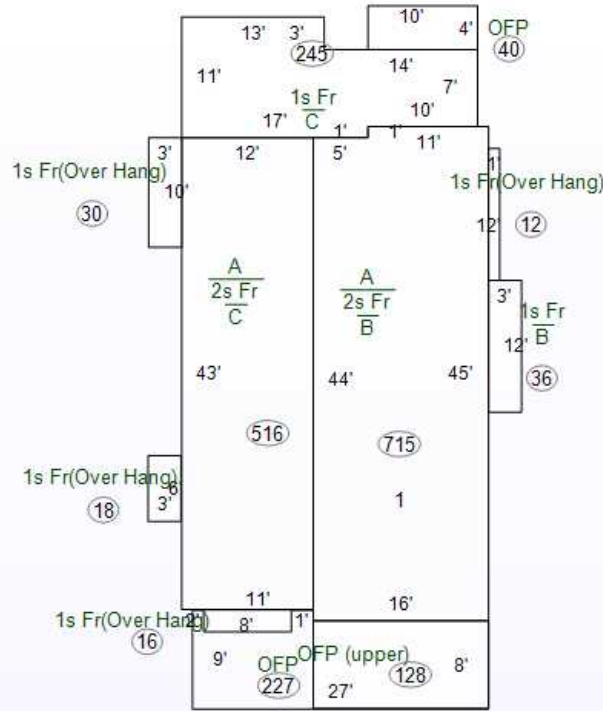
#	TF
<b>Full Bath</b> 2	6
<b>Half Bath</b> 0	0
<b>Kitchen Sinks</b> 2	2
<b>Water Heaters</b> 2	2
<b>Add Fixtures</b> 0	0
<b>Total</b> 6	10

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	2
<b>Dining Rooms</b>	2
<b>Family Rooms</b>	0
<b>Total Rooms</b>	12

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1588	1588	\$140,400	
2 1Fr	1231	1231	\$59,600	
3				
4				
1/4				
1/2				
3/4				
Attic	1231	0	\$9,300	
Bsmt	751	0	\$29,600	
Crawl	761	0	\$6,700	
Slab				

**Total Base** \$245,600

**Adjustments** 1 Row Type Adj. x 1.00 \$245,600

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$254,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,300	\$273,700
Garages (+) 0 sqft	\$0	\$273,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

**Replacement Cost** \$221,013

**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	Wood Fr	C-1	1903	1903	122	P		0.85		4,801 sqft	\$221,013	65%	\$77,350	15%	100%	0.700	1.000	50.00	50.00	0.00	\$46,000