

89-18-04-330-301.000-030

PHILLIPS, GREGORY CURTIS &

800 S 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-04-330-301.000-030
Local Parcel Number 50-04-330-301.000-29

Tax ID: 029-00295-00

Routing Number 5004330-016

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 295379-029
WAYNE-295379 (029)

Section/Plat 5004330

Location Address (1)
800 S 10TH 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

PHILLIPS, GREGORY CURTIS & DEV
ETTA J
800 S 10TH ST
RICHMOND, IN 47374

Legal

40 X 120 FT LOT 6 E L C



Transfer of Ownership

Date 01/01/1900 Owner PHILLIPS, GREGORY Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/15/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D+ / 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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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, Value.

Land Computations

Table with columns for 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 09/20/2022 ts

Appraiser 12/06/2022 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1160 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	112	\$6,300
Wood Deck	84	\$2,300

Plumbing

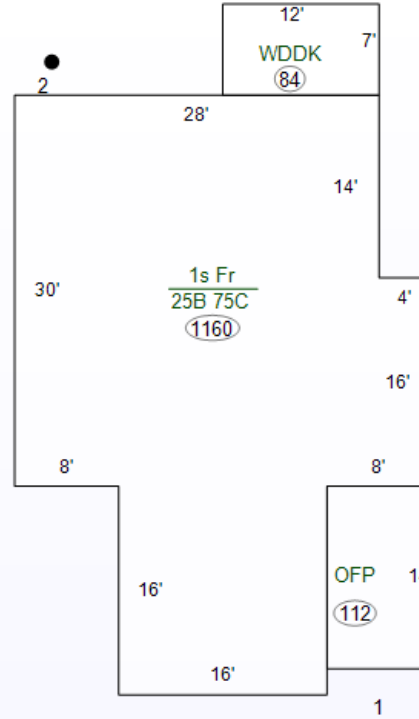
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1160	1160	\$114,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	290	0	\$19,800	
Crawl	870	0	\$7,100	
Slab				

Total Base	\$141,500
Adjustments 1 Row Type Adj. x 1.00	\$141,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1160 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$145,700
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Sub-Total, 1 Units	\$145,700
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Exterior Features (+)	\$8,600	\$154,300
Garages (+) 0 sqft	\$0	\$154,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$111,482

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	Wood Fr	D+1	1930	1930	95 A		0.85		1,450 sqft	\$111,482	50%	\$55,740	0%	100%	0.900	1.000	100.00	0.00	0.00	\$50,200
2: Utility Shed	1	SV	D	2000	2000	25 A		0.85		8'x8'		55%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0