

89-18-04-420-101.000-030

LAHMAN, FRANK E & SHERRI R

2235 S E ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-04-420-101.000-030
Local Parcel Number 50-04-420-101.000-29

Tax ID: 029-30274-00

Routing Number 5004420-116

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 294383-029 WAYNE-294383 (029)
Section/Plat 5004420
Location Address (1) 2235 S E ST RICHMOND, IN 47374

Ownership

LAHMAN, FRANK E & SHERRI R
2235 S E ST
RICHMOND, IN 47374

Legal

111.6 X 100 FT E PT E 1/2 OM 551 SE SEC 4-13-1



Transfer of Ownership

Date 01/01/1900 Owner LAHMAN, FRANK E &
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

12/14/2022 CYCLICAL: 2023 GENERAL REVAL

Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and their respective values for years 2025, 2024, 2023, and 2022.

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

Table with 15 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source Aerial

Collector 12/14/2022 jh

Appraiser 12/14/2022 Nexus

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values (0.26, 112, etc.).

Total Value \$27,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1128 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, Treated Pine	216	\$1,600
Canopy, Shed Type	216	\$1,800
Stoop, Masonry	40	\$2,300

Plumbing

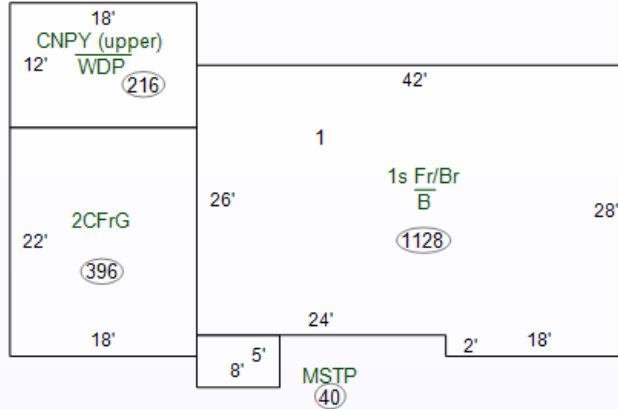
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1128	1128	\$116,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1128	0	\$37,500	
Crawl				
Slab				

Total Base \$154,400

Adjustments 1 Row Type Adj. x 1.00 \$154,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1128	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$162,900

Sub-Total, 1 Units

Exterior Features (+)	\$5,700	\$168,600
Garages (+) 396 sqft	\$17,600	\$186,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$158,270

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	1957	1957	68 A		0.85		2,256 sqft	\$158,270	42%	\$91,800	0%	100%	1.240	1.000	100.00	0.00	0.00	\$113,800
2: Detached Garage/Boat H	1	Wood Fr	C	2004	2004	21 A	\$41.81	0.85	\$35.54	24'x26'	\$22,176	22%	\$17,300	0%	100%	1.240	1.000	100.00	0.00	0.00	\$21,500
3: Utility Shed	1	SV	D	2004	2004	21 A		0.85		10'x12'		55%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0