

89-18-05-110-203.000-030

CRAFT, FRED E & BARBARA AN

311 W MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-110-203.000-030
Local Parcel Number 50-05-110-203.000-29

Tax ID: 029-06228-00

Routing Number

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 294387-029
WAYNE-294387 (029)

Section/Plat 5005110

Location Address (1)
311 W MAIN 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 2028

Ownership

CRAFT, FRED E & BARBARA ANN & CHRISTINE MARIE JTSNTC
311 W MAIN ST
RICHMOND, IN 47374

Legal

45 X 97.63 FT PT SEC 5-13-1 OM 208



Transfer of Ownership

Date 01/01/1900 Owner CRAFT, FRED E & BA Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/15/2023 Misc: 2024 GENERAL REVALUATION
10/18/2019 Misc: 2020 GENERAL REVAL

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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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, and Total Value.

Data Source External Only

Collector 09/11/2023 js

Appraiser 09/15/2023 Nexus

Total Value \$12,000

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 2008 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	198	\$10,100

**Plumbing**

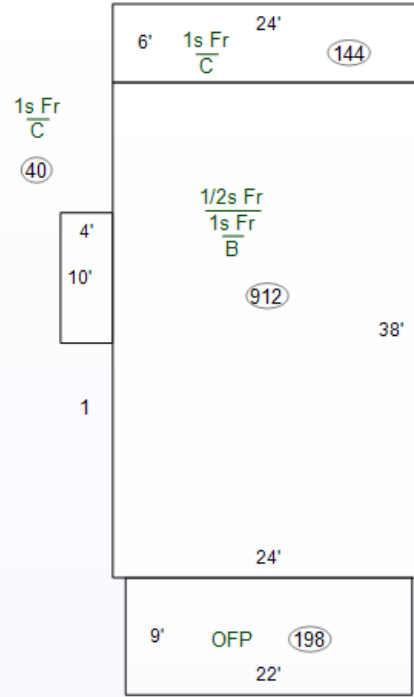
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1096	1096	\$111,500	
2					
3					
4					
1/4					
1/2	1Fr	912	912	\$38,800	
3/4					
Attic					
Bsmt		912	0	\$32,600	
Crawl		184	0	\$3,700	
Slab					

**Total Base** \$186,600

**Adjustments 1 Row Type Adj. x 1.00** \$186,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1096 1/2:912 \$5,100
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$198,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,100	\$208,700
Garages (+) 0 sqft	\$0	\$208,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

**Replacement Cost** \$150,786

**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 1/2	Wood Fr	D+1	1920	1970	55	F			0.85		2,920 sqft	\$150,786	55%	\$67,850	0%	100%	0.990	1.000	100.00	0.00	0.00	\$67,200