

89-18-05-110-336.000-030

HART, SAMANTHA

421 W MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-110-336.000-030
Local Parcel Number 50-05-110-336.000-29

Tax ID: 029-10114-00

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) 421 W MAIN 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 2028

Ownership

HART, SAMANTHA
421 W MAIN ST
RICHMOND, IN 47374

Legal

40 FT ENT E SIDE LOT 17 R SEDGWICK

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include HART, SAMANTHA (2022), SANVI CONSULTING (2021), and HERBOLT, RONALD L (1900).

Notes

9/15/2023 Misc: 2024 GENERAL REVALUATION
10/23/2019 Misc: 2020 GENERAL REVALUATION



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2025, 2024, 2023, 2022, and 2021.

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

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. Row shows F, F, 40, 40x132, 1.00, \$302, \$302, \$12,080, 0%, 1.0000, 100.00, 0.00, 0.00, \$12,080.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.12), Actual Frontage (40), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$12,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1914 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, Enclosed Frame	160	\$11,600
Porch, Open Frame	261	\$12,000

Plumbing

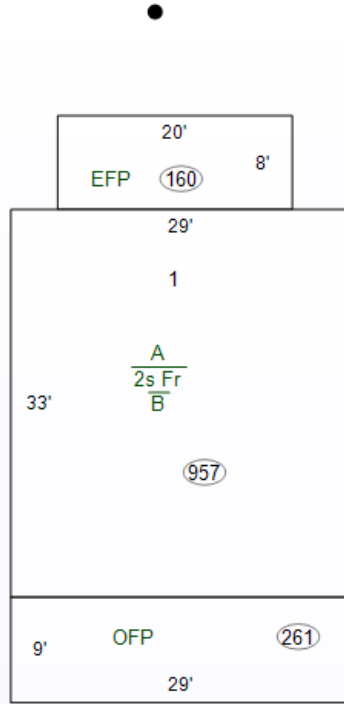
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	957	957	\$101,100	
2	1Fr	957	957	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic		957	0	\$8,200	
Bsmt		957	0	\$33,600	
Crawl					
Slab					

Total Base \$193,300

Adjustments 1 Row Type Adj. x 1.00 \$193,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:957 2:957 \$5,800
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$206,000

Sub-Total, 1 Units

Exterior Features (+)	\$23,600	\$229,600
Garages (+) 0 sqft	\$0	\$229,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$204,918

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	1920	1999	26	A		0.85		3,828 sqft	\$204,918	24%	\$155,740	0%	100%	0.990	1.000	100.00	0.00	0.00	\$154,200
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	A	\$46.21	0.85	\$31.42	18'x24'	\$13,575	50%	\$6,790	0%	100%	0.990	1.000	100.00	0.00	0.00	\$6,700