

General Information

Parcel Number 89-18-05-110-817.000-030
Local Parcel Number 50-05-110-817.000-29

Tax ID: 029-40313-00

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)
263 SW 3RD 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

COUGILL, HUNTER THOMAS
263 SW 3RD ST
RICHMOND, IN 47374

Legal

S 1/2 OF S 1/2 LOT 23 L & B

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 1900 to 2022.

Notes

9/5/2023 Misc: 2024 GENERAL REVAL



Res

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

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, 20, 20x130, 0.99, \$302, \$299, \$5,980, 0%, 1.0000, 100.00, 0.00, 0.00, \$5,980.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.06), Actual Frontage (20), Developer Discount, Parcel Acreage (0.06), 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 (0.06), 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 (\$6,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,000).

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 2 |
| Style | N/A |
| Finished Area | 984 sqft |
| Make | |

Floor Finish

| | |
|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input type="checkbox"/> Carpet |
| <input type="checkbox"/> Sub & Joist | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|--|-------------------------------------|
| <input type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-----------------------|------|---------|
| Porch, Enclosed Frame | 88 | \$9,400 |
| Porch, Open Frame | 98 | \$6,300 |
| Wood Deck | 72 | \$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 |

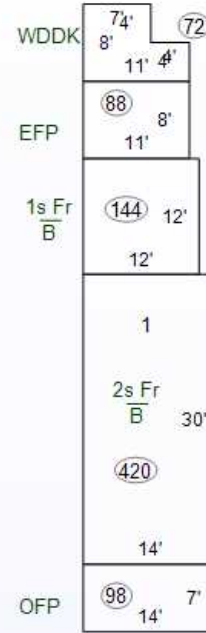
Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 6 |

Heat Type

Central Warm Air

2



| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 564 | 564 | \$70,500 | |
| 2 | 1Fr | 420 | 420 | \$31,100 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 564 | 0 | \$26,000 | |
| Crawl | | | | | |
| Slab | | | | | |

| | | | |
|--------------------|--|-------------------------------|------------------|
| Adjustments | | 1 Row Type Adj. x 1.00 | \$127,600 |
| Unfin Int (-) | | | \$0 |
| Ex Liv Units (+) | | | \$0 |
| Rec Room (+) | | | \$0 |
| Loft (+) | | | \$0 |
| Fireplace (+) | | | \$0 |
| No Heating (-) | | | \$0 |
| A/C (+) | | | \$0 |
| No Elec (-) | | | \$0 |
| Plumbing (+ / -) | | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | | \$0 |
| Elevator (+) | | | \$0 |

| | | |
|-----------------------------------|----------|------------------|
| Sub-Total, One Unit | | \$127,600 |
| Sub-Total, 1 Units | | |
| Exterior Features (+) | \$18,000 | \$145,600 |
| Garages (+) 0 sqft | \$0 | \$145,600 |
| Quality and Design Factor (Grade) | | 1.00 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$123,760 |

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 | 1920 | 1989 | 36 A | | 0.85 | | 1,548 sqft | \$123,760 | 28% | \$89,110 | 0% | 100% | 0.990 | 1.250 | 100.00 | 0.00 | 0.00 | \$110,300 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | D | 1920 | 1920 | 105 P | \$67.14 | 0.85 | \$45.66 | 216 sqft | \$9,862 | 75% | \$2,470 | 0% | 100% | 0.990 | 1.000 | 100.00 | 0.00 | 0.00 | \$2,400 |