

89-18-05-120-313.000-030

ZAMORA, RAMON

241 SW 2ND ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-120-313.000-030
Local Parcel Number 50-05-120-313.000-29

Tax ID: 029-43079-00

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 5005120

Location Address (1)
241 SW 2ND 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

ZAMORA, RAMON
241 SW 2ND ST
RICHMOND, IN 47374

Legal

LOT 1 L H SMITHMEYER

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/04/2023 to 01/01/1900.

Notes

2/7/2024 Sales Disclosure: 2024 sales review: F condition on dwelling; D grade on detgar -BB/Nexus
8/24/2023 Misc: 2024 GENERAL REVAUATION
10/11/2019 Misc: 2020 GENERAL REVAL



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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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 08/14/2023 js

Appraiser 08/24/2023 Nexus

Total Value \$12,300

General Information

Occupancy	Single-Family	#	TF
Description	Residential Dwelling	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	1786 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	3 5

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
Wood Deck	180	\$4,100
Porch, Open Masonry	192	\$10,500

Plumbing

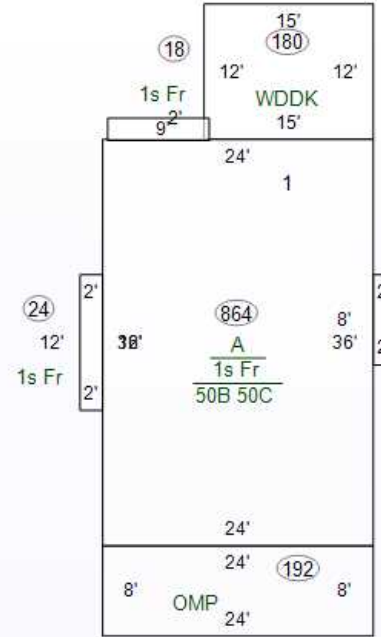
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	922	922	\$99,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	864	864	\$20,700	
16 Bsmt	432	0	\$22,100	
8' Crawl	432	0	\$5,300	
1s Slab				

Total Base \$147,100

Adjustments 1 Row Type Adj. x 1.00 \$147,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:922 A:864 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$152,300

Sub-Total, 1 Units

Exterior Features (+)	\$14,600	\$166,900
Garages (+) 0 sqft	\$0	\$166,900
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost \$113,492

Specialty Plumbing

Description	Count	Value
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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	1930	1930	95	F		0.85		2,218 sqft	\$113,492	65%	\$39,720	0%	100%	0.990	1.000	100.00	0.00	0.00	\$39,300
2: Detached Garage/Boat H	1	Wood Fr	D	1988	1988	37	F	\$44.13	0.85	\$30.01	20'x24'	\$14,404	40%	\$8,640	0%	100%	0.990	1.000	100.00	0.00	0.00	\$8,600