

89-18-05-130-103.000-030

CARLSON, KATHY MADDEN

308 SW 2ND ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-103.000-030
Local Parcel Number 50-05-130-103.000-29

Tax ID: 029-99703-00

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 5005130

Location Address (1)
308 SW 2ND 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

CARLSON, KATHY MADDEN
308 SW 2ND ST
RICHMOND, IN 47374

Legal

2 1/2 FT N S LOT 28 L & B 35 FT S S LOT 27 L & B
37 1/2 FT NS LOT 28 L & B

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/15/2016 to 01/01/1900.

Notes

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, Improvement, Total. Rows show values 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 values for F, F, 75, 75x130, 0.99, \$302, \$299, \$22,425, 0%, 1.0000, 100.00, 0.00, 0.00, \$22,430.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.22), Actual Frontage (75), Developer Discount, Parcel Acreage (0.22), 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 (0.22), 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 (\$22,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$22,400).

Data Source External Only

Collector 08/15/2023 js

Appraiser 08/24/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 990 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	60	\$4,300

**Plumbing**

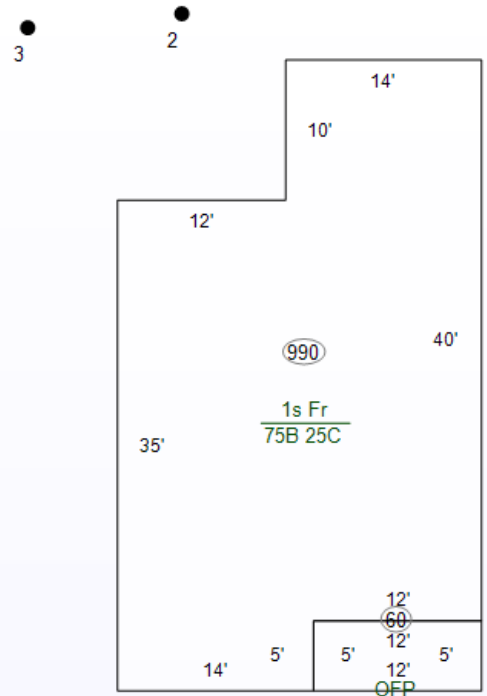
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</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	990	990	\$105,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	742	0	\$29,600	
Crawl	248	0	\$4,200	
Slab				

**Total Base** \$139,100

**Adjustments 1 Row Type Adj. x 1.00** \$139,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:990	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$142,900

**Sub-Total, 1 Units**

Exterior Features (+) \$4,300 \$147,200

Garages (+) 0 sqft \$0 \$147,200

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

**Replacement Cost** \$106,352

**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+1	1940	1940	85 F		0.85		1,732 sqft	\$106,352	65%	\$37,220	40%	100%	0.990	1.000	100.00	0.00	0.00	\$22,100
2: Car Shed	1		D	1955	1955	70 A	\$10.10	0.85	\$6.87	12'x22'	\$1,813	65%	\$630	0%	100%	0.990	1.000	100.00	0.00	0.00	\$600
3: Detached Garage/Boat H	1	Wood Fr	D	1955	1955	70 A	\$51.44	0.85	\$34.98	16'x22'	\$12,313	47%	\$6,530	0%	100%	0.990	1.000	100.00	0.00	0.00	\$6,500