

89-18-05-130-323.000-030

CLARK, JAMES R JR

315 SW 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-323.000-030
Local Parcel Number 50-05-130-323.000-29

Tax ID: 029-12829-00

Routing Number

Property Class 510 RENTAL
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) 315 SW 5TH 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

CLARK, JAMES R JR
3365 NW C ST
RICHMOND, IN 47374

Legal

LOT 23 H S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/05/2018 to 01/01/1900.

Notes

8/28/2023 Misc: 2024 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 (1-3), 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, 40, 40x128, 0.99, \$302, \$299, \$11,960, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,960.

Land Computations

Table with columns: Computation Name, 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 (\$12,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,000).

Data Source External Only

Collector 08/18/2023 js

Appraiser 08/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 836 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 Masonry	136	\$8,000
Porch, Enclosed Frame	40	\$6,300

Plumbing

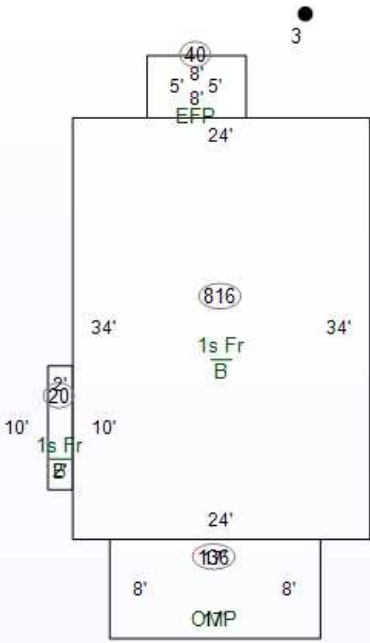
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	836	836	\$90,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	836	0	\$31,100	
Crawl				
Slab				

Total Base \$121,700

Adjustments 1 Row Type Adj. x 1.00 \$121,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:836	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$126,700

Sub-Total, 1 Units

Exterior Features (+) \$14,300 \$141,000

Garages (+) 0 sqft \$0 \$141,000

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$101,873

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	1930	1970	55	G		0.85		1,672 sqft	\$101,873	40%	\$61,120	5%	100%	0.990	1.000	100.00	0.00	0.00	\$57,500
2: Detached Garage/Boat H	1	Wood Fr	C	1930	1930	95	A	\$55.64	0.85	\$47.29	18'x18'	\$15,323	45%	\$8,430	0%	100%	0.990	1.000	100.00	0.00	0.00	\$8,300
3: Utility Shed	1	SV	D	2000	2000	25	A		0.85		8'x16'		55%		0%	100%	0.990	1.000	100.00	0.00	0.00	\$0