

89-18-05-130-514.000-030

HOFFENBACHER, WILLIAM D &

456 SW 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-514.000-030
Local Parcel Number 50-05-130-514.000-29

Ownership

HOFFENBACHER, WILLIAM D & BRA
JTWRS
456 SW 5TH ST
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner HOFFENBACHER, WI Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/28/2023 Misc: 2024 GENERAL REVAL

Tax ID: 029-53502-00

Legal

LOT 3 JENKINS

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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

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)
456 SW 5TH ST
RICHMOND, IN 47374

Table with 7 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')

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

Data Source External Only

Collector 08/18/2023 js

Appraiser 08/28/2023 Nexus

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 888 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 Masonry	72	\$8,600

**Plumbing**

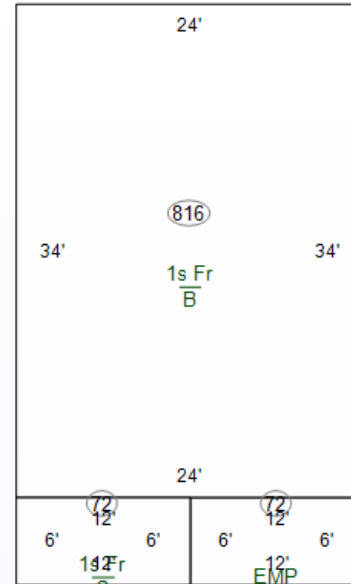
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>4</b>

**Heat Type**

Central Warm Air



●  
2

1

Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	888	888	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	816	0	\$31,100	
Crawl	72	0	\$3,200	
Slab				

<b>Total Base</b>			\$131,200
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$131,200
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:888	\$4,400
No Elec (-)			\$0
Plumbing (+ / -)		7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)			\$0
Elevator (+)			\$0

<b>Sub-Total, One Unit</b>			\$137,200
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$8,600		\$145,800
Garages (+) 0 sqft	\$0		\$145,800
Quality and Design Factor (Grade)		0.90	
Location Multiplier		0.85	
<b>Replacement Cost</b>			<b>\$111,537</b>

**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+2	1930	1975	50 A		0.85		1,704 sqft	\$111,537	40%	\$66,920	0%	100%	0.990	1.000	100.00	0.00	0.00	\$66,300
2: Detached Garage/Boat H	1	Concrete	C	1950	1950	75 A	\$39.50	0.85	\$33.58	24'x30'	\$24,174	45%	\$13,300	0%	100%	0.990	1.000	100.00	0.00	0.00	\$13,200