

89-18-05-130-601.000-030

MORRIS, GREGORY S

400 SW 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-601.000-030
Local Parcel Number 50-05-130-601.000-29

Tax ID: 029-55107-00

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)
400 SW 4TH 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

MORRIS, GREGORY S
400 SW 4TH ST
RICHMOND, IN 47374

Legal

LOT 44 JENKINS



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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 listing various land computation metrics such as 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, and Total Value.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Row: 01/01/1900 MORRIS, GREGORY CO /

Notes

8/28/2023 Misc: 2024 GENERAL REVAUATION
10/11/2019 Misc: 2020 GENERAL REVAL

Data Source External Only

Collector 08/17/2023 js

Appraiser 08/28/2023 Nexus

Total Value \$12,800

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 872 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 Frame	84	\$7,800

**Plumbing**

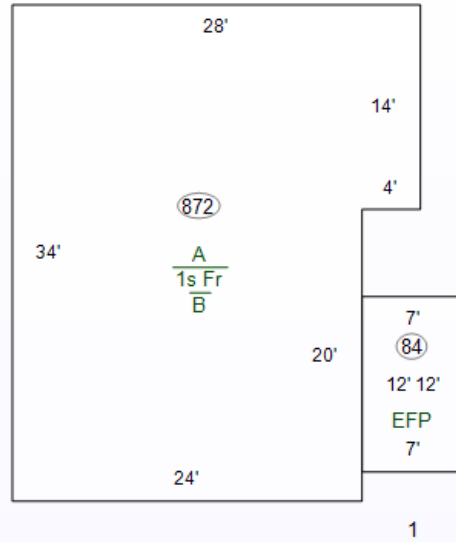
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value
2		
3		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	872	872	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	872	0	\$7,900	
Bsmt	872	0	\$32,100	
Crawl				
Slab				

<b>Total Base</b>			\$134,800
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$134,800	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
Fireplace (+)	MS:1 MO:1	\$4,500	
No Heating (-)		\$0	
A/C (+)	1:872	\$4,400	
No Elec (-)		\$0	
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	

<b>Sub-Total, One Unit</b>			\$143,700
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$7,800	\$151,500	
Garages (+) 0 sqft	\$0	\$151,500	
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.85
<b>Replacement Cost</b>			<b>\$109,459</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+1	1940	1985	40 A		0.85		2,616 sqft	\$109,459	34%	\$72,240	3%	100%	0.990	1.000	100.00	0.00	0.00	\$69,400
2: Detached Garage/Boat H	1	Wood Fr	D	1925	1925	100 P	\$67.14	0.85	\$45.66	12'x18'	\$9,862	75%	\$2,470	0%	100%	0.990	1.000	100.00	0.00	0.00	\$2,400
3: Lean-to	1	Earth Flo	D	1960	1960	65 P	\$3.80	0.85		8'x8' x 6'	\$165	80%	\$30	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100