

89-18-05-130-812.000-030

SILVA, DENISSE B

444 SW 2ND ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-812.000-030
Local Parcel Number 50-05-130-812.000-29

Tax ID: 029-03056-00

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)
444 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

SILVA, DENISSE B
444 SW 2ND ST
RICHMOND, IN 47374

Legal

LOT 43 AWB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/01/1900 to 07/17/2009.

Notes

2/7/2024 Sales Disclosure: 2024 sales review: removed obs; GD condition -BB/Nexus
10/14/2019 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). 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, 40, 40x130, 0.99, \$302, \$299, \$11,960, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,960.

Land Computations

Table with columns: Description, 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 08/15/2023 js

Appraiser 08/24/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1644 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	35	\$3,400
Porch, Open Masonry	176	\$9,700

Plumbing

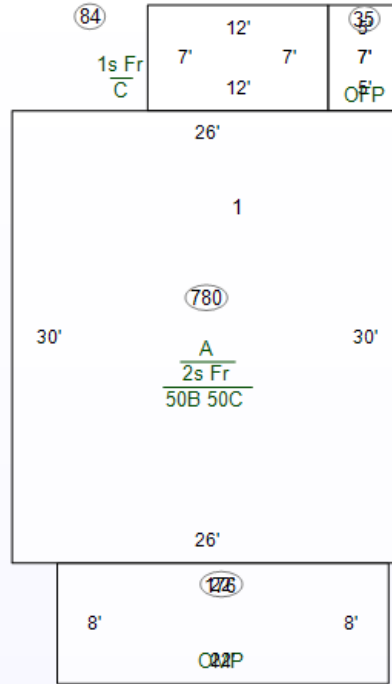
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	864	864	\$94,800	
2	1Fr	780	780	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic		780	0	\$7,500	
Bsmt		390	0	\$21,500	
Crawl		474	0	\$5,600	
Slab					

Total Base	\$174,100
Adjustments	1 Row Type Adj. x 1.00
Adjustments	\$174,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:864 2:780 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$182,600
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Sub-Total, 1 Units	\$182,600
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Exterior Features (+)	\$13,100	\$195,700
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Garages (+) 0 sqft	\$0	\$195,700
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Quality and Design Factor (Grade)	0.95
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Location Multiplier	0.85
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Replacement Cost	\$158,028
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2	Wood Fr	C-1	1930	1930	95	A			0.85		2,814 sqft	\$158,028	45%	\$86,920	0%	100%	0.990	1.000	100.00	0.00	0.00	\$86,100