

89-18-05-130-817.000-030

WAGERS FAMILY REVOCABLE

200 SW E ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-817.000-030
Local Parcel Number 50-05-130-817.000-29

Tax ID: 029-99395-00

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) 200 SW E ST RICHMOND, IN 47374

Ownership

WAGERS FAMILY REVOCABLE LIVIN
200 SW E ST
RICHMOND, IN 47374

Legal

LOT 48 A W B

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 06/02/2014 and 01/01/1900.

Notes

9/6/2023 Misc: 2024 GENERAL REVAUATION
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 (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show valuation 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 data for F F 45 45x130 0.99 \$302 \$299 \$13,455 0% 1.0000 100.00 0.00 0.00 \$13,460.

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 09/01/2023 js

Appraiser 09/06/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (45), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$13,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1040 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
Stoop, Masonry	108	\$3,200

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1040	1040	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1040	0	\$35,800	
Crawl					
Slab					

Total Base \$144,200

Adjustments 1 Row Type Adj. x 1.00 \$144,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:640	\$6,700
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1040	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$156,300

Sub-Total, 1 Units

Exterior Features (+)	\$3,200	\$159,500
Garages (+) 624 sqft	\$21,500	\$181,000
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$146,158

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	1	Wood Fr	C-1	1961	1961	64	A			0.85		2,080 sqft	\$146,158	42%	\$84,770	0%	100%	0.990	1.000	100.00	0.00	0.00	\$83,900