

General Information

Parcel Number 89-18-05-140-203.000-030
Local Parcel Number 50-05-140-203.000-29
Tax ID: 029-22921-00
Routing Number

Ownership

CROUCHER, TIMOTHY J
271 SW 1ST ST
RICHMOND, IN 47374

Legal

LOT 20 SMITHMEYER

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/01/2021 to 02/03/2009.

Notes

8/4/2023 Misc: 2024 GENERAL REVALUATION
9/3/2021 Misc: 2021: INFORMAL REVIEW

Property Class 510
1 Family Dwell - Platted Lot



Res

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 5005140
Location Address (1) 271 SW 1ST ST RICHMOND, IN 47374

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. 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, 50, 50x97, 0.88, \$302, \$266, \$13,300, 0%, 1.0000, 100.00, 0.00, 0.00, \$13,300.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.11), Actual Frontage (50), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$13,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 840 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	192	\$15,000

Plumbing

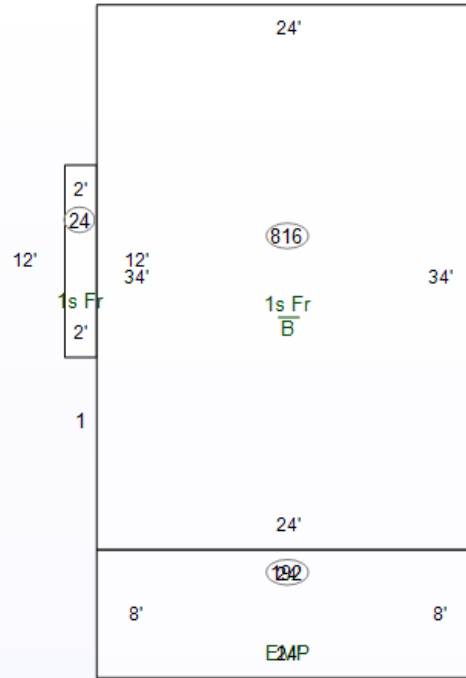
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
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	840	840	\$92,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	408	0	\$21,500	
Crawl				
Slab				

Total Base \$114,200

Adjustments 1 Row Type Adj. x 1.00 \$114,200

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

Sub-Total, One Unit \$114,200

Sub-Total, 1 Units

Exterior Features (+)	\$15,000	\$129,200
Garages (+) 0 sqft	\$0	\$129,200
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
Replacement Cost		\$109,820

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	1940	1995	30	A		0.85			1,248 sqft	\$109,820	24%	\$83,460	0%	100%	0.990	1.070	100.00	0.00	0.00	\$88,400
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	A		\$67.14	0.85	\$45.66	12'x18'	\$9,862	50%	\$4,930	0%	100%	0.990	1.000	100.00	0.00	0.00	\$4,900