

89-18-05-210-526.000-030

ALLEN, BLAINE M

120 S 3RD ST

530, 3 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-05-210-526.000-030
Local Parcel Number 50-05-210-526.000-29

Tax ID: 029-40557-00

Routing Number

Property Class 530 RENTAL
3 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 294389-029 WAYNE-294389 (029)

Section/Plat 5005210

Location Address (1) 120 S 3RD ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

ALLEN, BLAINE M
120 S 3RD ST
RICHMOND, IN 47374

Legal

S 3RD ST OM 241 SEC 5-13-1 0.28A EX 12 FT OFF SS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/27/2023 to 01/01/1900.

Notes

10/9/2019 Misc: 2020 GENERAL REVAL
12/5/2018 Misc: 2019 : SFD GR D++, COND P, ADD OBSL / CORRECT SKETCH / REMOVE UTILITY SHED PER F/C TOWNSHIP ASSESSOR 11/29/2018



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, Improvement, Total. Rows show valuation data for years 2023 and 2024.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.23), Actual Frontage (76), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$21,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$21,400).

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 1' X 132', Cl 1' 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, 76, 76x131, 1.00, \$282, \$282, \$21,432, 0%, 1.0000, 100.00, 0.00, 0.00, \$21,430.

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2696 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	241	\$16,000
Porch, Open Frame	84	\$5,300

**Plumbing**

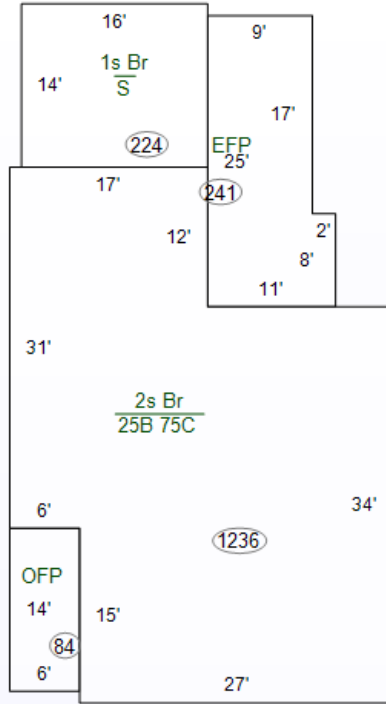
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	3	3
<b>Water Heaters</b>	3	3
<b>Add Fixtures</b>	0	0
<b>Total</b>	9	15

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	3
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	13

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1460	1460	\$145,200	
2	7	1236	1236	\$71,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		309	0	\$19,800	
Crawl		927	0	\$7,300	
Slab		224	0	\$0	
				<b>Total Base</b>	<b>\$243,900</b>

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		<b>\$243,900</b>
Unfin Int (-)		\$0
Ex Liv Units (+)	C:2	\$17,600
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	15 - 15 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$261,500</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$21,300	\$282,800
Garages (+) 0 sqft	\$0	\$282,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$216,342</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	2	Brick	D+2	1838	1838	187	P		0.85		3,005 sqft	\$216,342	75%	\$54,090	25%	100%	1.050	1.000	34.00	66.00	0.00	\$42,600