

89-18-05-210-608.000-030

MC GUNEGILL, STEPHEN B & T

139 S 3RD ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-05-210-608.000-030
Local Parcel Number 50-05-210-608.000-29

Tax ID: 029-30951-00

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 294389-029 WAYNE-294389 (029)
Section/Plat 5005210
Location Address (1) 139 S 3RD ST RICHMOND, IN 47374

Ownership

MC GUNEGILL, STEPHEN B & THER
139 S 3RD ST
RICHMOND, IN 47374

Legal

S 1/2 LOT 163 J S

Transfer of Ownership

Date 01/01/1900 Owner MC GUNEGILL, STEP Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/11/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with columns for Assessment Year (2025, 2024, 2023), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 06/27/2023, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), and (3).

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.

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 for various land computation metrics: Calculated Acreage (0.08), Actual Frontage (41), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$9,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2053 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	75	\$5,300
Porch, Open Frame	84	\$5,300
Balcony	36	\$1,700

Plumbing

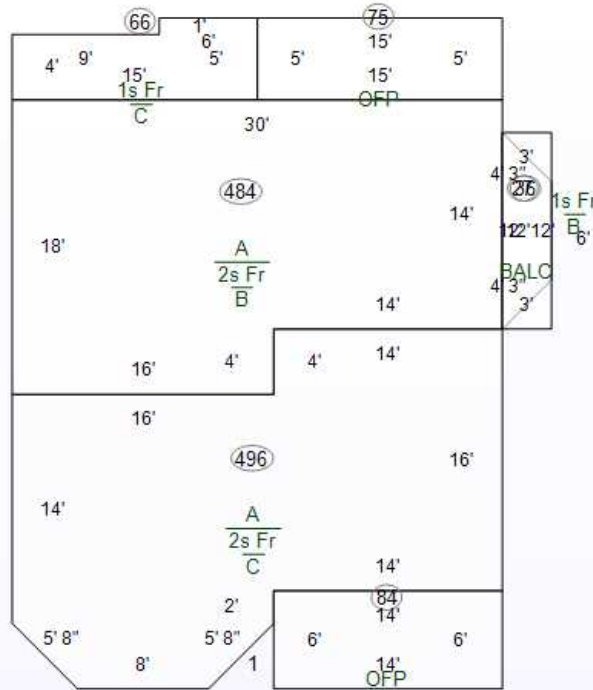
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1073	1073	\$110,000	
2	1Fr	980	980	\$51,200	
3					
4					
1/4					
1/2					
3/4					
Attic		980	0	\$8,300	
Bsmt		511	0	\$24,100	
Crawl		562	0	\$6,000	
Slab					

Total Base \$199,600

Adjustments 1 Row Type Adj. x 1.00 \$199,600

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 \$199,600

Sub-Total, 1 Units

Exterior Features (+)	\$12,300	\$211,900
Garages (+) 0 sqft	\$0	\$211,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$162,104

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	D+2	1920	1980	45	A		0.85			3,544 sqft	\$162,104	38%	\$100,500	0%	100%	1.050	1.000	100.00	0.00	0.00	\$105,500