

89-18-05-230-209.000-030

LAIR, CHRISTOPHER E & AMY J

315 S 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-05-230-209.000-030
Local Parcel Number 50-05-230-209.000-29

Ownership

LAIR, CHRISTOPHER E & AMY J
980 N MINERAL SPRINGS RD
GREENS FORK, IN 47345

Transfer of Ownership

Date 01/01/1900 Owner LAIR, CHRISTOPHER Doc ID Code Book/Page Adj Sale Price V/I

Notes

7/31/2023 Misc: 2024 GENERAL REVAL

Tax ID: 029-17873-00

Legal

41 1/2 FT LOT 71 J S

Routing Number

Property Class 510 RENTAL
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 294389-029 WAYNE-294389 (029)

Section/Plat 5005230

Location Address (1) 315 S 4TH ST RICHMOND, IN 47374

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and valuation amounts for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 1' X 132', Cl 1' X 132')

Table with 15 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 Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 07/20/2023 js

Appraiser 07/31/2023 Nexus

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Total Value \$11,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1464 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Masonry	176	\$9,700
Porch, Open Frame	55	\$4,300
Porch, Enclosed Frame	174	\$12,800

Plumbing

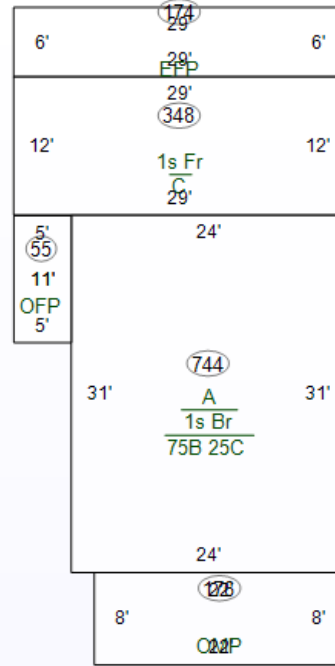
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	94	1092	1092	\$119,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic	744	372		\$13,400
Bsmt	558	0		\$25,300
Crawl	534	0		\$5,900
Slab				

Adjustments	1 Row Type Adj. x 1.00	Total Base	\$163,700
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	\$163,700
Sub-Total, 1 Units	
Exterior Features (+)	\$26,800
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$137,636

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	1	4/6 Maso	D+1	1850	1850	175	F		0.85		2,394 sqft	\$137,636	65%	\$48,170	0%	100%	1.050	1.000	100.00	0.00	0.00	\$50,600
2: Detached Garage/Boat H	1	Concrete	D	1920	1920	105	A	\$45.77	0.85	\$31.12	20'x22'	\$13,694	50%	\$6,850	0%	100%	1.050	1.000	100.00	0.00	0.00	\$7,200