

89-18-05-230-405.000-030

SCHERER, JANELL A

240 S 3RD ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-05-230-405.000-030
Local Parcel Number 50-05-230-405.000-29

Tax ID: 029-10155-00

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 5005230
Location Address (1) 240 S 3RD ST RICHMOND, IN 47374

Ownership

SCHERER, JANELL A
240 S 3RD ST
RICHMOND, IN 47374

Legal

40 FT LOT 6 J H 40 FT LOT 13 J H

Transfer of Ownership

Date 01/01/1900 Owner SCHERER, JANELL A Doc ID CO Book/Page Adj Sale Price V/I

Notes

10/9/2019 Misc: 2020 GENERAL REVAL
9/17/2015 : 2016 REASSESSMENT: CHANGE GRADE/CONDITION OF SFD TO D+1/AV, AND GRADE OF GARAGE TO "D", PER FIELD CHECK 6-4-15



Res

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, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from \$0 to \$64,200.

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. Values include 40, 40x142, 1.03, \$282, \$290, \$11,600, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,600.

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 01/02/2023 bb

Appraiser 09/01/2023 js

Land Computations

Table with 2 columns: Land Computations, Value. Rows include Calculated Acreage (0.13), Actual Frontage (40), 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 (\$11,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,600).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1496 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	80	\$5,300
Wood Deck	170	\$4,100

Plumbing

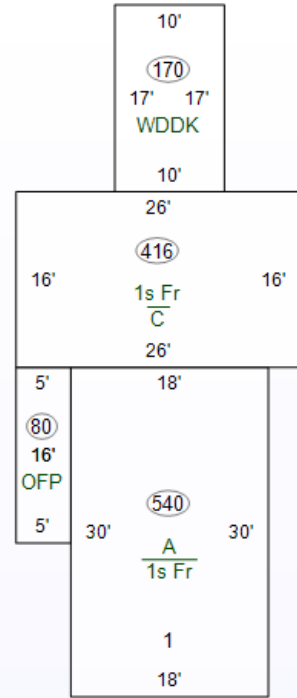
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	956	956	\$101,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		540	540	\$15,100	
Bsmt					
Crawl		416	0	\$5,300	
Slab					

Total Base \$121,500
Adjustments 1 Row Type Adj. x 1.00 \$121,500

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 \$121,500

Sub-Total, 1 Units

Exterior Features (+)	\$9,400	\$130,900
Garages (+) 0 sqft	\$0	\$130,900
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$94,575

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	Wood Fr	D+1	1860	1860	165 A		0.85		1,496 sqft	\$94,575	50%	\$47,290	0%	100%	1.050	1.000	100.00	0.00	0.00	\$49,700
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 P	\$55.64	0.85	\$37.84	16'x18'	\$10,897	75%	\$2,720	0%	100%	1.050	1.000	100.00	0.00	0.00	\$2,900