General Information

Parcel Number
89-18-05-230-612.000-030

Local Parcel Number
50-05-230-612.000-29

Tax ID:
029-08010-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2023

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)
431 S 4TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

431 SOUTH 4TH STREET LLC
232 W COUNTY ROAD 200 N
LIBERTY, IN 47353

Legal

45 FT N S LOT 100 J S & VAC ALLEY BTWN LOTS 95 & 100 J S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/20/2015	431 SOUTH 4TH STR	AC#7698	CO	/	$0	I
05/01/2009	431 SOUTH 4TH STR	2009004325	LW	/	$0	I
09/23/2008	BURCH, MARK A & J	2008008543	WD	/	$51,000	I
01/01/1900	MC LAUGHLIN, CHRI	2008008543	WD	/	$51,000	I

Notes

10/18/2019 Misc: 2020 GENERAL REVAL

Res

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

2023		2023	2022	2021	2020	2019
WIP	**Reason For Change**	AA	AA	AA	AA	AA
03/13/2023	**As Of Date**	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	**Valuation Method**	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	**Equalization Factor**	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$11,300	**Land**	**$11,300**	**$11,300**	**$11,300**	**$11,300**	**$11,300**
$11,300	Land Res (1)	$11,300	$11,300	$11,300	$11,300	$11,300
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$34,200	**Improvement**	**$34,200**	**$34,600**	**$30,800**	**$29,800**	**$29,900**
$34,200	Imp Res (1)	$34,200	$34,600	$30,800	$29,800	$29,600
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$300
$45,500	**Total**	**$45,500**	**$45,900**	**$42,100**	**$41,100**	**$41,200**
$45,500	Total Res (1)	$45,500	$45,900	$42,100	$41,100	$40,900
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$300

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		55	55x125	0.98	$210	$206	$11,330	0%	100%	1.0000	$11,330

Data Source External Only **Collector** 07/19/2019 ts **Appraiser** 10/18/2019 sm

Land Computations

Calculated Acreage	0.16
Actual Frontage	55
Developer Discount	☐
Parcel Acreage	0.16
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	0.16
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$11,300
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$11,300**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1360 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

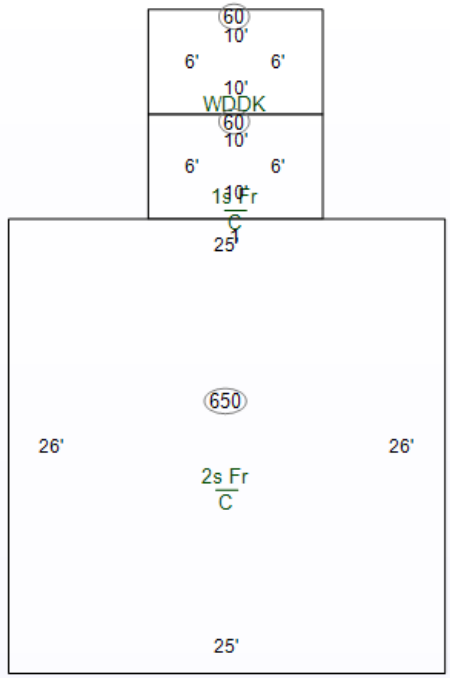
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	60	$1,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	710	710	$62,200	
2	1Fr	650	650	$31,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		710	0	$5,100	
Slab					
				Total Base	$98,900
Adjustments				**1 Row Type Adj. x 1.00**	$98,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				PS:1 PO:1	$4,700
No Heating (-)					$0
A/C (+)				1:710	$3,600
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $800	$1,600
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$108,800
				Sub-Total, 1 Units	
Exterior Features (+)				$1,400	$110,200
Garages (+) 0 sqft				$0	$110,200
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.87
				Replacement Cost	$81,493

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Wood Frame	D+1	1856	1856	167	A		0.87		1,360 sqft	$81,493	50%	$40,750	16%	100%	1.000	1.0000	$34,200

Total all pages $34,200 **Total this page** $34,200