

89-18-05-230-620.000-030

ARNOLD, JOSEPH A & CHERYL

436 S 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-05-230-620.000-030
Local Parcel Number 50-05-230-620.000-29

Ownership

ARNOLD, JOSEPH A & CHERYL A
436 S 5TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 11/02/2007 and 01/01/1900.

Notes

8/18/2023 Misc: 2024 GENERAL REVAL

Tax ID: 029-05724-00

Legal

S 1/2 LOT 99 J S

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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) 436 S 5TH ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-91 Legal Drain NV, 82-83 Public Roads NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$11,200.

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 ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2028

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1584 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 | 230  | \$15,000 |
| Porch, Open Frame     | 60   | \$4,300  |
| Wood Deck             | 184  | \$4,100  |

**Plumbing**

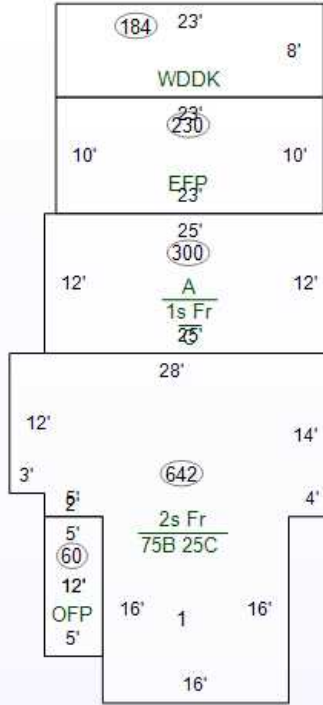
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 4 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 8 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
| 2           |       |       |

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr        | 942  | 942    | \$101,100 |        |
| 2 1Fr        | 642  | 642    | \$40,900  |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        | 300  | 0      | \$5,100   |        |
| Bsmt         | 482  | 0      | \$23,400  |        |
| Crawl        | 460  | 0      | \$5,400   |        |
| Slab         |      |        |           |        |

**Total Base** \$175,900

**Adjustments** 1 Row Type Adj. x 1.00 \$175,900

|                  |                     |
|------------------|---------------------|
| 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** \$175,900

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$23,400 | \$199,300        |
| Garages (+) 0 sqft                | \$0      | \$199,300        |
| Quality and Design Factor (Grade) |          | 0.85             |
| Location Multiplier               |          | 0.85             |
| <b>Replacement Cost</b>           |          | <b>\$143,994</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            | Wood Fr     | D+1   | 1900       | 1965     | 60         | A  |           | 0.85 |          | 2,366 sqft | \$143,994 | 45%      | \$79,200      | 0%      | 100% | 1.050 | 1.000 | 100.00 | 0.00  | 0.00  | \$83,200     |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | C     | 2016       | 2016     | 9          | A  | \$41.81   | 0.85 | \$35.54  | 24'x24'    | \$20,470  | 8%       | \$18,830      | 0%      | 100% | 1.050 | 1.000 | 100.00 | 0.00  | 0.00  | \$19,800     |