

89-18-05-230-621.000-030

ROCKWELL PROPERTY MANAG

432 S 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-05-230-621.000-030
Local Parcel Number 50-05-230-621.000-29

Tax ID: 029-00420-00

Routing Number

Property Class 510 RENTAL
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) 432 S 5TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

Ownership

ROCKWELL PROPERTY MANAGEME
PO BOX 10
CENTERVILLE, IN 47330

Legal

N 1/2 LOT 99 J S & 5 FT PT VAC ALLEY N SIDE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/20/2024 to 01/01/1900.

Notes

8/18/2023 Misc: 2024 GENERAL REVAL



Res

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, Improvement, Total. Rows show valuation data for 2025 and previous years.

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. Row shows data for F, F, 46, 46x124, 0.97, \$282, \$274, \$12,604, 0%, 1.0000, 100.00, 0.00, 0.00, \$12,600.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (46), 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 (\$12,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,600).

Data Source External Only

Collector 07/20/2023 js

Appraiser 08/18/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1652 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	160	\$8,300
Porch, Enclosed Frame	168	\$12,800
Stoop, Masonry	80	\$2,700
Stoop, Masonry	70	\$2,700

**Plumbing**

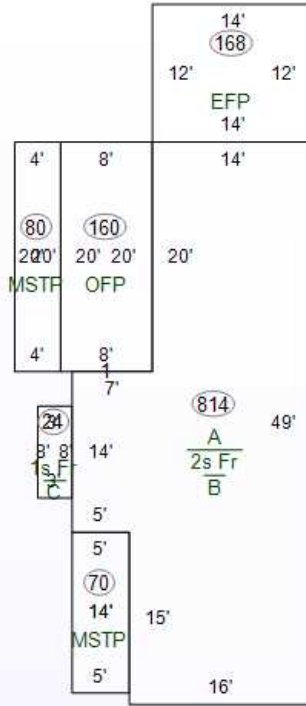
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	838	838	\$92,700	
2	1Fr	814	814	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic		814	0	\$7,700	
Bsmt		814	0	\$31,100	
Crawl		24	0	\$3,200	
Slab					

**Total Base** \$181,000  
**Adjustments** 1 Row Type Adj. x 1.00 \$181,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:838 2:814 \$6,700
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$187,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$26,500	\$214,200
Garages (+) 0 sqft	\$0	\$214,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$154,760

**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	1843	1940	85	A		0.85		3,280 sqft	\$154,760	50%	\$77,380	45%	100%	1.050	1.000	100.00	0.00	0.00	\$44,700