

89-18-05-310-503.000-030

STEWART, RUTHNA MARY RAH

704 SW 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-310-503.000-030
Local Parcel Number 50-05-310-503.000-29

Tax ID: 029-46303-00

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 294394-029 WAYNE-294394 (029)

Section/Plat 5005310

Location Address (1) 704 SW 5TH ST RICHMOND, IN 47374

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

Ownership

STEWART, RUTHNA MARY RAHAM A RAHAM STEWART 5688 DOLIVER DR HOUSTON, TX 77056

Legal

LOT 10 MILLESON SUB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 11/01/2023 to 01/01/1900.

Notes

8/24/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: 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). Rows show values for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 values for F, F, 100, 100x118, 0.99, \$302, \$299, \$29,900, 0%, 1.0000, 100.00, 0.00, 0.00, \$29,900.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.27), Actual Frontage (100), Developer Discount, Parcel Acreage (0.27), 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 (0.27), 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 (\$29,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,900).

Data Source External Only

Collector 08/18/2023 js

Appraiser 08/24/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1810 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
Patio, Concrete	192	\$1,500
Porch, Open Frame	144	\$8,300
Patio, Concrete	288	\$2,200

Plumbing

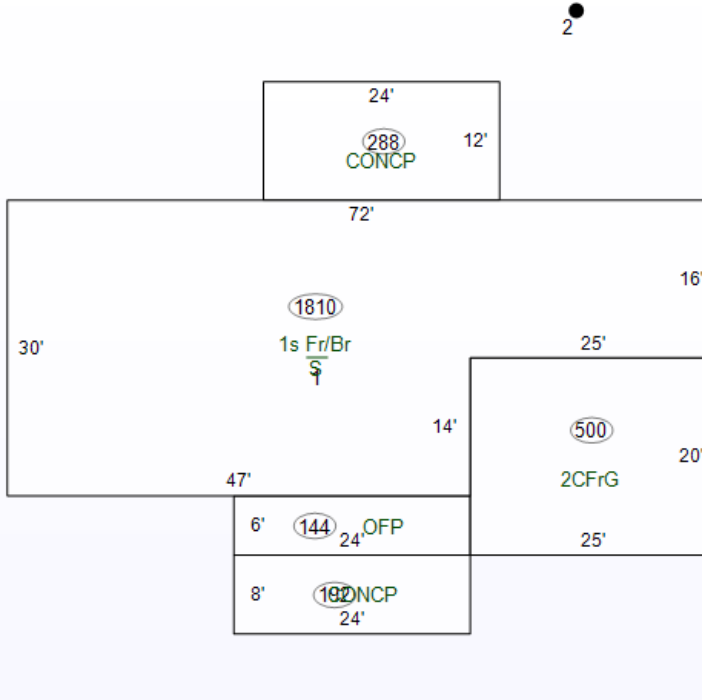
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	91A	1810	1810	\$156,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1810	0	\$0	
Total Base				\$156,900

Adjustments 1 Row Type Adj. x 1.00 \$156,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$163,000

Sub-Total, 1 Units

Exterior Features (+)	\$12,000	\$175,000
Garages (+) 500 sqft	\$20,100	\$195,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$165,835

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1/6 Maso	C	1958	1958	67	A			0.85		1,810 sqft	\$165,835	42%	\$96,180	0%	100%	1.190	1.000	100.00	0.00	0.00	\$114,500
2: Utility Shed	1	SV	C	2017	2017	8	A			0.85		18'x20'		25%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0