

89-18-05-320-305.000-030

WATTS, LARRY KEVIN & KATHE

109 SW F ST

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-320-305.000-030

Local Parcel Number 50-05-320-305.000-29

Tax ID: 029-25205-00

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 294394-029 WAYNE-294394 (029)

Section/Plat 5005320

Location Address (1) 109 SW F 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

WATTS, LARRY KEVIN & KATHERINE 109 SW F ST RICHMOND, IN 47374

Legal

LOT 72 J W MAXWELL

Transfer of Ownership

Date 01/01/1900 Owner WATTS, LARRY KEVI Doc ID Code Book/Page Adj Sale Price V/I



Res

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), and (3).

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (41), Size (41x126), Factor (1.03), Rate (\$302), Adj. Rate (\$311), Ext. Value (\$12,751), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$12,750).

Notes

2/2/2024 Misc: 2024; ADDED CMPY PERMIT PB23-0396. F/C 2/2/24 8/28/2023 Misc: 2024 GENERAL REVAL

Land Computations

Table with columns: Computation Name and Value. Includes Calculated Acreage (0.12), Actual Frontage (41), Developer Discount (checkbox), Parcel Acreage (0.12), 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 (0.12), 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 (\$12,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,800).

Data Source External Only

Collector 08/24/2023 js

Appraiser 08/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 960 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
Stoop, Masonry	32	\$1,800
Wood Deck	96	\$2,800
Canopy, Shed Type	96	\$900

Plumbing

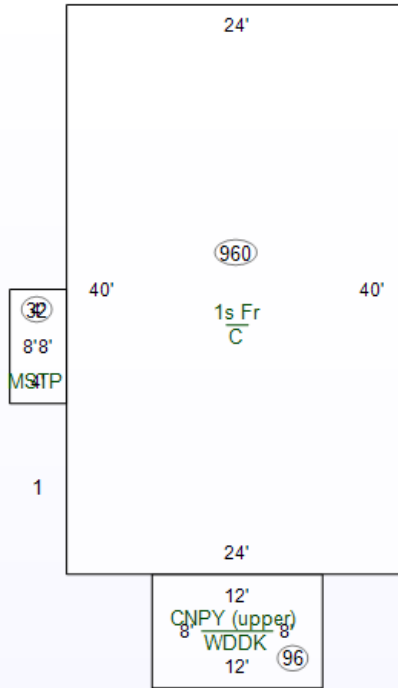
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	\$101,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		960	0	\$7,400	
Slab					

Total Base				\$108,500
Adjustments	1 Row Type Adj. x 1.00			\$108,500
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)		1:960		\$3,800
No Elec (-)				\$0
Plumbing (+ / -)		5 - 5 = 0		\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0

Sub-Total, One Unit				\$112,300
Sub-Total, 1 Units				
Exterior Features (+)		\$5,500		\$117,800
Garages (+) 0 sqft		\$0		\$117,800
Quality and Design Factor (Grade)				0.85
Location Multiplier				0.85
Replacement Cost				\$85,111

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	Wood Fr	D+1	1953	1953	72	A			0.85		960 sqft	\$85,111	50%	\$42,560	0%	100%	1.190	1.000	100.00	0.00	0.00	\$50,600
2: Detached Garage/Boat H	1	Wood Fr	C	1953	1953	72	A		\$44.13	0.85	\$37.51	20'x24'	\$18,005	45%	\$9,900	0%	100%	1.190	1.000	100.00	0.00	0.00	\$11,800