

89-18-05-330-203.000-030

ARMSTRONG, CONNIE J

305 SW I ST

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-330-203.000-030
Local Parcel Number 50-05-330-203.000-29

Tax ID: 029-50165-00

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 5005330

Location Address (1)
305 SW I ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

ARMSTRONG, CONNIE J
305 SW I ST
RICHMOND, IN 47374

Legal

LOT 19 BEALS 2ND ADD SW SEC 5-13-1 0.19A 80
X 101.49 FT SO OF LOT 19

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/09/2021 to 01/01/1900.

Notes

8/29/2023 Misc: 2024 GENERAL REVAUATION
10/2/2019 Misc: 2020 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, Improvement, Total. Rows show valuation data for years 2022-2025.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 08/24/2023 js

Appraiser 08/29/2023 Nexus

Total Value \$29,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1606 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	240	\$1,900
Canopy, Roof Extension	92	\$1,600
Patio, Concrete	92	\$800

**Plumbing**

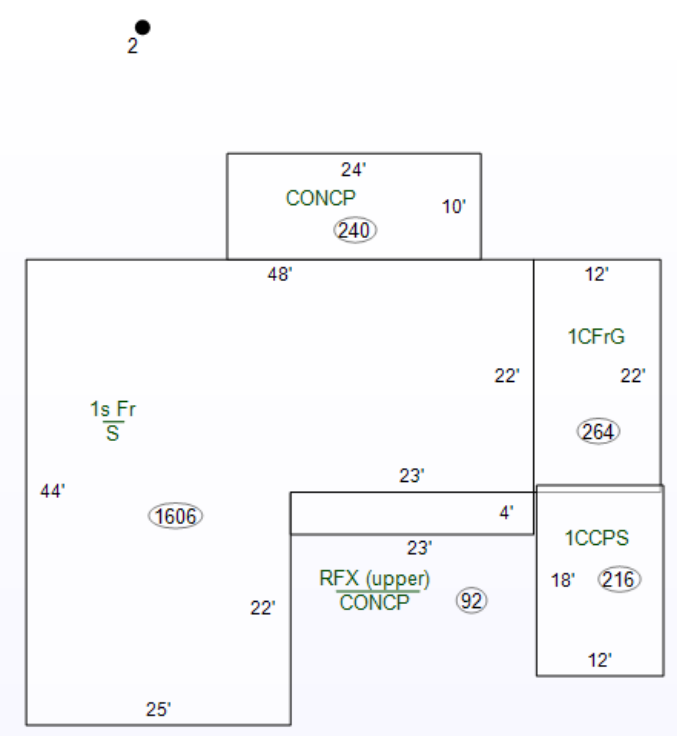
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

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

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1606	1606	\$140,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1606	0	\$0	
			<b>Total Base</b>	\$140,400

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		\$140,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1606	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$147,800
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$4,300	\$152,100
Garages (+) 480 sqft	\$15,300	\$167,400
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
<b>Replacement Cost</b>		\$156,519

**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	1	Wood Fr	C+2	1961	2000	25	A		0.85		1,606 sqft	\$156,519	22%	\$122,080	0%	100%	1.190	1.000	100.00	0.00	0.00	\$145,300
2: Barn, Bank & Flat (T2)	1		C	1993	1993	32	A	\$56.77	0.85		14' x 16' x 16'	\$10,809	50%	\$5,400	0%	100%	1.190	1.000	0.00	0.00	100.00	\$6,400