

89-18-05-330-204.000-030

SMITH, MARGARET LAVERNE

311 SW I ST

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-330-204.000-030
Local Parcel Number 50-05-330-204.000-29

Tax ID: 029-43279-00

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) 311 SW I ST RICHMOND, IN 47374

Ownership

SMITH, MARGARET LAVERNE
311 SW I ST
RICHMOND, IN 47374

Legal

LOT 18 BEALS 2ND ADDN PT SW SEC 5-13-1
0.09A BEING 50.75 X 80 FT SO OF LOT 18

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/14/2013 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. Row shows data for Land Type F.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/24/2023 js

Appraiser 08/29/2023 Nexus

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.30), Actual Frontage (80), Total Acres Farmland (0.30), and Total Value (\$27,800).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1741 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	90	\$3,200
Patio, Concrete	240	\$1,900
Canopy, Roof Extension	175	\$2,400

Plumbing

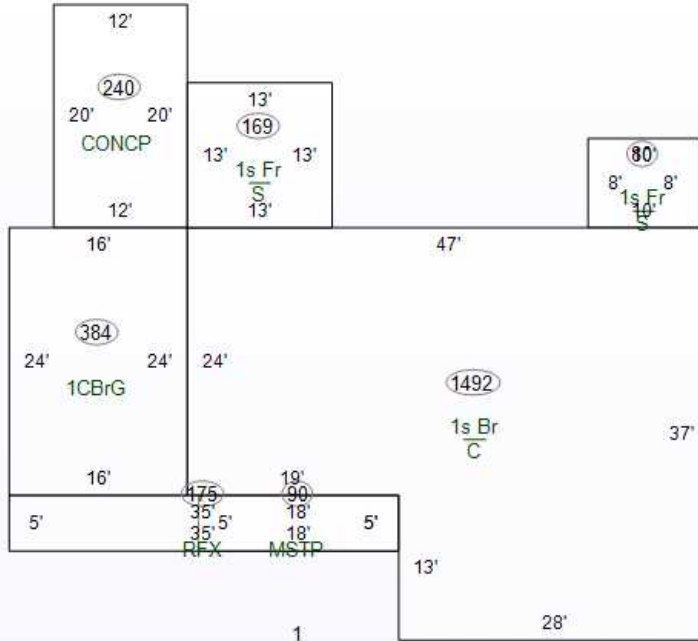
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

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	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1741	1741	\$163,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1492	0	\$9,300	
Slab	249	0	\$0	

Total Base \$173,100

Adjustments 1 Row Type Adj. x 1.00 \$173,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1741	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$185,200

Sub-Total, 1 Units

Exterior Features (+)	\$7,500	\$192,700
Garages (+) 384 sqft	\$17,800	\$210,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$178,925

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	5/6 Maso	C	1961	1961	64	A			0.85		1,741 sqft	\$178,925	42%	\$103,780	7%	100%	1.190	1.000	100.00	0.00	0.00	\$114,900