

General Information

Parcel Number 89-18-05-330-413.000-030
Local Parcel Number 50-05-330-413.000-29

Tax ID: 029-53202-00

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) 1041 SW 5TH ST RICHMOND, IN 47374

Ownership

GIBBS, PAUL M & HALEY
1041 SW 5TH ST
RICHMOND, IN 47374

Legal

LOT 5 EARLHAM VIEW SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/28/2022 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: Year, 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 F, F, 91, 91x190, 1.20, \$302, \$362, \$32,942, 0%, 1.0000, 100.00, 0.00, 0.00, \$32,940.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/18/2023 js

Appraiser 08/24/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.40), Actual Frontage (91), Developer Discount, Parcel Acreage (0.40), 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 (0.40), 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 (\$32,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$32,900).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1680 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" 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
Patio, Concrete	180	\$1,300
Canopy, Shed Type	180	\$1,400
Patio, Concrete	180	\$1,300
Wood Deck	25	\$1,200

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

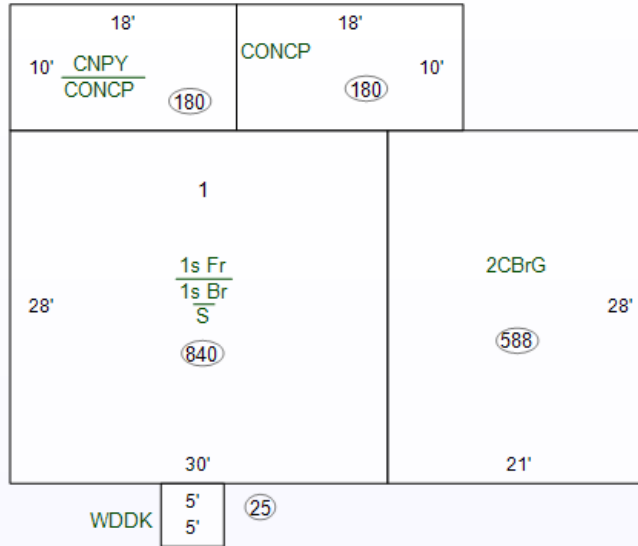
Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	840	840	\$102,500	
2	1Fr	840	840	\$47,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		840	0	\$0	

Total Base \$149,600
Adjustments 1 Row Type Adj. x 1.00 \$149,600

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

Sub-Total, One Unit \$152,000

Sub-Total, 1 Units

Exterior Features (+)	\$5,200	\$157,200
Garages (+) 588 sqft	\$25,800	\$183,000
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$163,328

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	2	3/6 Maso	C+1	1973	1973	52	A			0.85		1,680 sqft	\$163,328	40%	\$98,000	0%	100%	1.190	1.000	100.00	0.00	0.00	\$116,600
2: Car Shed	1		C	2001	2001	24	F		\$10.10	0.85	\$8.59	10'x24'	\$2,060	50%	\$1,030	0%	100%	1.190	1.000	100.00	0.00	0.00	\$1,200