

89-18-05-340-102.000-030

BLUE CREEK HILLS LLC

100 SW I ST

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-340-102.000-030
Local Parcel Number 50-05-340-102.000-29

Tax ID: 029-30491-00

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 5005340
Location Address (1) 100 SW I ST RICHMOND, IN 47374

Ownership

BLUE CREEK HILLS LLC
1716 INDIANA AVE
CONNERSVILLE, IN 47331

Legal

LOT 12 BEALS ADDN 1ST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 02/27/2024 BLUE CREEK HILLS L and 01/01/1900 CRUSE, HERSHEL &

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: Year, 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)

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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.23), Actual Frontage (83), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$25,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,100)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1120 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	370	\$2,700
Porch, Enclosed Frame	150	\$11,600
Stoop, Masonry	30	\$1,800

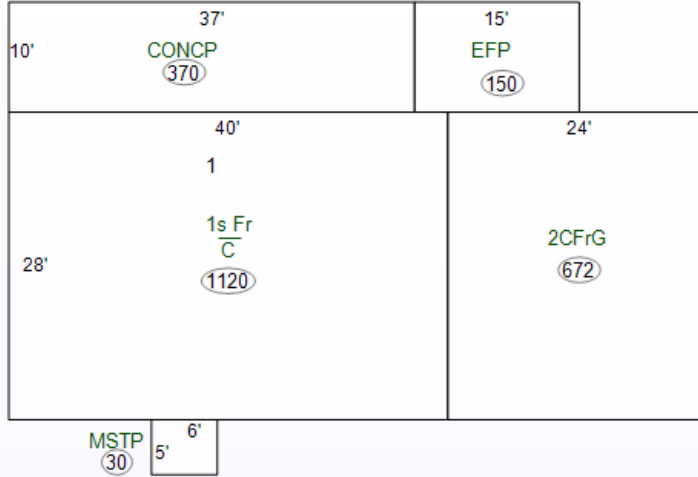
Plumbing

	#	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	0
Total Rooms	5

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1120	1120	\$113,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1120	0	\$8,100	
Slab					

Total Base \$121,200
Adjustments 1 Row Type Adj. x 1.00 \$121,200

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

Sub-Total, One Unit \$121,200

Sub-Total, 1 Units

Exterior Features (+)	\$16,100	\$137,300
Garages (+) 672 sqft	\$26,000	\$163,300
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$131,865

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	C-1	1958	1958	67	A			0.85		1,120 sqft	\$131,865	42%	\$76,480	0%	100%	1.190	1.000	100.00	0.00	0.00	\$91,000