

89-18-05-340-418.000-030

CARPENTER, DAVID & CATHY

811 SW 1ST ST

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-340-418.000-030

Local Parcel Number 50-05-340-418.000-29

Tax ID: 029-18076-00

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) 811 SW 1ST 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

CARPENTER, DAVID & CATHY 811 SW 1ST ST RICHMOND, IN 47374

Legal

LOT 14 BEALS ADDN 1ST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/08/2022 to 01/01/1900.

Notes

8/16/2023 Misc: 2024 GENERAL REVAUATION
6/20/2023 Appeal: 2023: INFORMAL REVIEW
10/1/2019 Misc: 2020 GENERAL REVAL
11/14/2016 Misc: 2017 SALES DISCLOSURE F/C: CHANGE GRADE TO C+1 AND REMOVE OBSOL PER TOWNSHIP ASSESSOR 11-2-16



Res

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

Table with columns: 2025, 2024, 2023. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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 (0.27), Actual Frontage (70), Developer Discount, Parcel Acreage (0.28), 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 (0.28), 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 (\$24,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,500).

Data Source External Only

Collector 08/13/2023 jb

Appraiser 08/16/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1119 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
Porch, Enclosed Frame	275	\$17,000
Stoop, Masonry	49	\$2,300

**Plumbing**

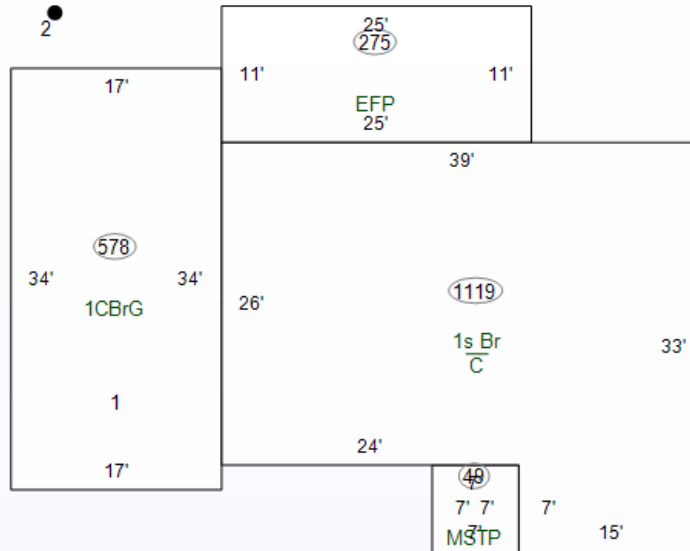
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>4</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1119	1119	\$124,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1119	0	\$8,100	
Slab					

**Total Base** \$132,400

**Adjustments** 1 Row Type Adj. x 1.00 \$132,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1119 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$136,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,300	\$155,700
Garages (+) 578 sqft	\$25,800	\$181,500
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$161,989</b>

**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	Brick	C+1	1961	1986	39	G		0.85		1,119 sqft	\$161,989	26%	\$119,870	31%	100%	1.190	1.000	100.00	0.00	0.00	\$98,400
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		10'x16'		55%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0