

89-18-05-410-202.000-030

CORSI, DAVID M & JULIE HOMY

405 S E ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-410-202.000-030
Local Parcel Number 50-05-410-202.000-29

Tax ID: 029-15180-00

Routing Number

Property Class 510 RENTAL
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 296356-029 WAYNE-296356 (029)

Section/Plat 5005410

Location Address (1) 405 S E 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

CORSI, DAVID M & JULIE HOMYAK J 26381 EVA ST LAGUNA HILLS, CA 92656

Legal

OM 397 SE SEC 5-13-1 0.25A PT OM 397 SE SEC 5-13-1



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

Table with 7 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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 15 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

F F 127 127x88 0.77 \$101 \$78 \$9,906 0% 1.0000 100.00 0.00 0.00 \$9,910

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I

10/08/2015 CORSI, DAVID M & J 2015008482 WD / \$100,000 V
01/01/1900 CAMPBELL, FREDRI 2015008482 WD / \$100,000 I

Notes

9/18/2023 Misc: 2024 GENERAL REVALUATION

Res

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$9,900

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/18/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1808 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, Open Frame	56	\$4,300
Patio, Concrete	70	\$600
Patio, Treated Pine	53	\$400

Plumbing

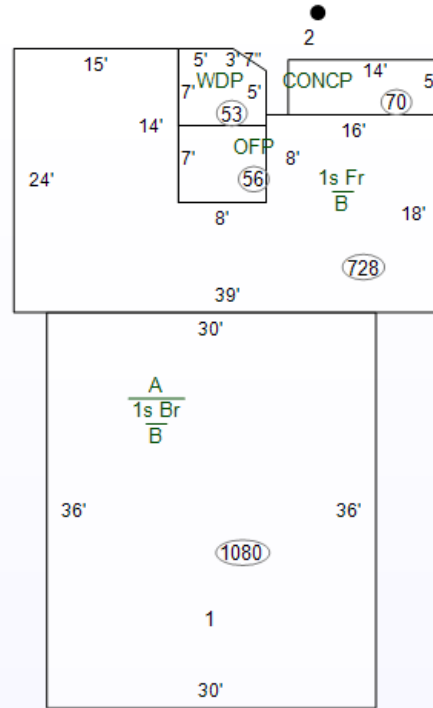
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
1080	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	94	1808	1808	\$164,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1080	0		\$8,700
Bsmt	1808	0		\$51,500
Crawl				
Slab				

Total Base \$224,900
Adjustments 1 Row Type Adj. x 1.00 \$224,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1808 \$5,400
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$234,300

Sub-Total, 1 Units

Exterior Features (+)	\$5,300	\$239,600
Garages (+) 0 sqft	\$0	\$239,600
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$193,477

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	4/6 Maso	C-1	1855	1855	170 A		0.85		4,696 sqft	\$193,477	45%	\$106,410	0%	100%	0.850	1.000	100.00	0.00	0.00	\$90,400
2: Utility Shed	1	SV	D	2000	2000	25 A		0.85		10'x12'		55%		0%	100%	0.850	1.000	100.00	0.00	0.00	\$0