

89-18-05-420-408.000-030

WAYNE BANK AND TRUST CO

522 S 8TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-05-420-408.000-030
Local Parcel Number 50-05-420-408.000-29

Tax ID: 029-05720-00

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 295379-029
WAYNE-295379 (029)

Section/Plat 5005420

Location Address (1)
522 S 8TH 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

WAYNE BANK AND TRUST CO
PO BOX 210
CAMBRIDGE CITY, IN 47327-0210

Legal

LOT 99 S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 06/13/2019 to 01/01/1900.

Notes

9/26/2023 Misc: 2024 GENERAL REVALUATION
10/16/2019 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, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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, 40, 40x130, 0.94, \$141, \$133, \$5,320, 0%, 1.0000, 100.00, 0.00, 0.00, \$5,320.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.12), Actual Frontage (40), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$5,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,300).

Data Source External Only

Collector 09/15/2023 js

Appraiser 09/26/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2033 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	231	\$15,000
Porch, Open Frame	154	\$8,300

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	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1425	1425	\$130,500	
2	1Fr	608	608	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic		448	0	\$5,800	
Bsmt		721	0	\$29,100	
Crawl		704	0	\$6,600	
Slab					

Total Base \$211,400

Adjustments 1 Row Type Adj. x 1.00 \$211,400

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 \$211,400

Sub-Total, 1 Units

Exterior Features (+) \$23,300 \$234,700

Garages (+) 0 sqft \$0 \$234,700

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$169,571

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	2	Wood Fr	D+1	1940	1940	85	F		0.85		3,202 sqft	\$169,571	65%	\$59,350	0%	100%	0.900	1.000	100.00	0.00	0.00	\$53,400
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	F	\$59.52	0.85	\$40.47	12'x20'	\$9,714	65%	\$3,400	0%	100%	0.900	1.000	100.00	0.00	0.00	\$3,100
3: Lean-to	1	Earth Flo	D	2000	2000	25	F	\$4.69	0.85		6'x18' x 8'	\$344	50%	\$170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200