89-18-05-420-602.000-030 | **PARKS, ALFRED J & CHRISTINE** | **704 S 7TH ST** | **510, 1 Family Dwell - Platted Lot** | **WAYNE-296356 (029)/2963**

General Information

Parcel Number
89-18-05-420-602.000-030

Local Parcel Number
50-05-420-602.000-29

Tax ID:
029-52553-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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
5005420

Location Address (1)
704 S 7TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2024

Ownership

PARKS, ALFRED J & CHRISTINE
1500 S 13TH ST
RICHMOND, IN 47374

Legal

LOT 153 SCHWEGMAN (CONTRACT: CRYSTAL M CULBERTSON 10-20-14 2014007756)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/20/2014	PARKS, ALFRED J &	2014007756	CT	/	$0	I
01/01/1900	PARKS, ALFRED J &	2014007756	CT	/	$0	I

Notes

10/9/2019 Misc: 2020 GENERAL REVAL

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$2,900	**Land**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**
$2,900	Land Res (1)	$2,900	$2,900	$2,900	$2,900	$2,900
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$49,200	**Improvement**	**$49,200**	**$49,300**	**$45,000**	**$45,100**	**$46,200**
$49,200	Imp Res (1)	$49,200	$49,300	$45,000	$45,100	$46,200
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$52,100	**Total**	**$52,100**	**$52,200**	**$47,900**	**$48,000**	**$49,100**
$52,100	Total Res (1)	$52,100	$52,200	$47,900	$48,000	$49,100
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		40	40x135	0.96	$75	$72	$2,880	0%	100%	1.0000	$2,880

Land Computations

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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$2,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$2,900**

Data Source External Only **Collector** 08/06/2019 ts **Appraiser** 10/09/2019 Gavin Wicks

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1604 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [ ] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [ ] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

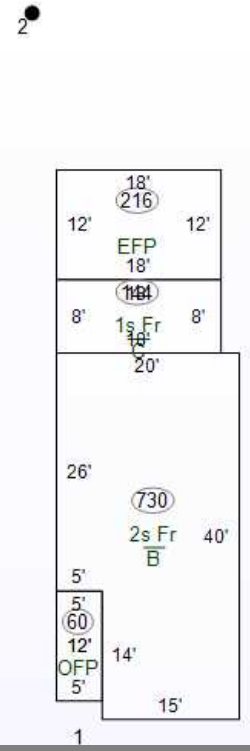
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	60	$3,400
Porch, Enclosed Frame	216	$11,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	874	874	$72,800	
2	1Fr	730	730	$33,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		730	0	$22,400	
Crawl		144	0	$2,800	
Slab					
			Total Base		$131,300
Adjustments			**1 Row Type Adj. x 1.00**		$131,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)			1:874 2:730		$4,500
No Elec (-)					$0
Plumbing (+ / -)			8 – 5 = 3 x $800		$2,400
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$138,200
			Sub-Total, 1 Units		
Exterior Features (+)			$14,800		$153,000
Garages (+) 0 sqft			$0		$153,000
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.87
			Replacement Cost		$113,144

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Wood Frame	D+1	1920	1920	103	A		0.87		2,334 sqft	$113,144	50%	$56,570	22%	100%	0.820	1.0000	$36,200
2: Detached Garage/Boat	100%	1	Wood Frame	C	2004	2004	19	A	$28.90	0.87	$25.14	24'x32'	$19,310	18%	$15,830	0%	100%	0.820	1.0000	$13,000

Total all pages $49,200 **Total this page** $49,200