

89-18-05-420-602.000-030

CULBERTSON, CRYSTAL M

704 S 7TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

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

Ownership

CULBERTSON, CRYSTAL M 704 S 7TH ST RICHMOND, IN 47374

Legal

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

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/16/2025 to 01/01/1900.

Notes

9/25/2023 Misc: 2024 GENERAL REVALUATION 10/9/2019 Misc: 2020 GENERAL REVAL

Property Class 510 1 Family Dwell - Platted Lot



Res

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 5005420

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

Zoning ZO01 Residential

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

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2025, 2024, 2023, 2022, 2021.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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.

Data Source External Only

Collector 09/12/2023 js

Appraiser 09/25/2023 Nexus

Total Value \$3,900

**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  
 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	60	\$4,300
Porch, Enclosed Frame	216	\$15,000

**Plumbing**

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

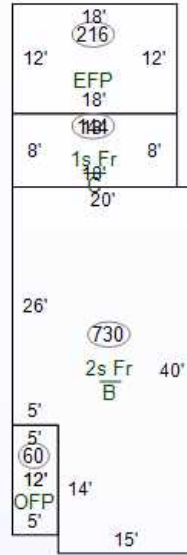
**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air

2



1

Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	874	874	\$94,800	
2	1Fr	730	730	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		730	0	\$29,100	
Crawl		144	0	\$3,500	
Slab					

**Total Base** \$170,600

**Adjustments** 1 Row Type Adj. x 1.00 \$170,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:874 2:730	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$178,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,300	\$198,200
Garages (+) 0 sqft	\$0	\$198,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$143,200

**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	1920	1920	105	A		0.85		2,334 sqft	\$143,200	50%	\$71,600	22%	100%	0.850	1.000	100.00	0.00	0.00	\$47,500
2: Detached Garage/Boat H	1	Wood Fr	C	2004	2004	21	A	\$38.62	0.85	\$32.83	24'x32'	\$25,211	22%	\$19,660	0%	100%	0.850	1.000	100.00	0.00	0.00	\$16,700