

89-18-05-420-827.000-030

ISAACS, SHERRY & VIRGIL COL

715 S 8TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-05-420-827.000-030
Local Parcel Number 50-05-420-827.000-29

Tax ID: 029-06449-00

Routing Number

Property Class 520
2 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 (2)
715 S 8TH 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 2027

Ownership

ISAACS, SHERRY & VIRGIL COLE IS
715 S 8TH ST
RICHMOND, IN 47374

Legal

LOT 76 S



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 12/23/2010 and 01/01/1900.

Notes

10/11/2022 Misc: 2023 GENERAL REVAL

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, 40x190, 1.10, \$141, \$155, \$6,200, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,200.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (40), Developer Discount, Parcel Acreage (0.17), 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 (0.17), 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 (\$6,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,200).

Data Source External Only

Collector 09/26/2022 jh

Appraiser 10/11/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1796 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	220	\$15,000
Porch, Open Frame	70	\$5,300

Plumbing

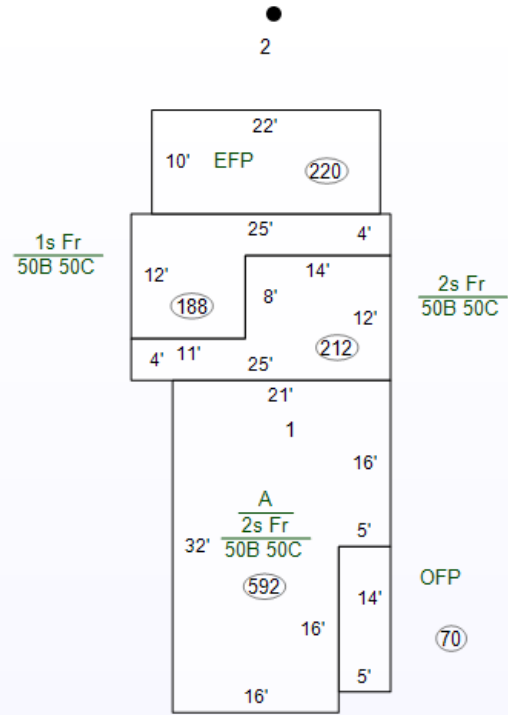
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	2
Dining Rooms	1
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	992	992	\$105,300	
2	1Fr	804	804	\$45,500	
3					
4					
1/4					
1/2					
3/4					
Attic		592	0	\$6,500	
Bsmt		496	0	\$24,100	
Crawl		496	0	\$5,700	
Slab					

Total Base \$187,100

Adjustments 1 Row Type Adj. x 1.00 \$187,100

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	9 - 10 = -1 x \$0	(\$800)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$195,100

Sub-Total, 1 Units

Exterior Features (+)	\$20,300	\$215,400
Garages (+) 0 sqft	\$0	\$215,400
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$155,627

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	1950	75 F		0.85		2,884 sqft	\$155,627	65%	\$54,470	0%	100%	0.900	1.000	50.00	50.00	0.00	\$49,000
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 VP	\$67.14	0.85	\$45.66	12'x18'	\$9,862	95%	\$490	0%	100%	0.900	1.000	100.00	0.00	0.00	\$400