

89-18-05-430-820.000-030

FARMER, RUBY P

1033 S 5TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-430-820.000-030
Local Parcel Number 50-05-430-820.000-29

Tax ID: 029-12530-00

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 296356-029 WAYNE-296356 (029)
Section/Plat 5005430
Location Address (1) 1033 S 5TH 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

Ownership

FARMER, RUBY P
1033 S 5TH ST
RICHMOND, IN 47374

Legal

LOT 21 A B COHORSTS LOT 22 A B COHORSTS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/13/2025 and 01/01/1900.

Notes

9/15/2023 Misc: 2024 GENERAL REVALUATION
10/8/2019 Misc: 2020 GENERAL REVAL



Res

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

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

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: Description, 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.

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1942 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	98	\$6,300
Wood Deck	160	\$3,700
Wood Deck	120	\$3,300

Plumbing

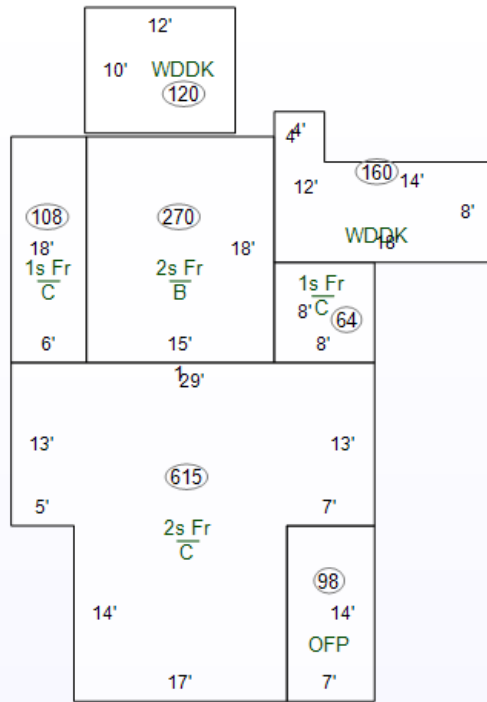
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	-5	-5
Total	2	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1057	1057	\$108,400	
2	1Fr	885	885	\$47,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		270	0	\$19,400	
Crawl		787	0	\$6,700	
Slab					

Total Base \$182,400

Adjustments 1 Row Type Adj. x 1.00 \$182,400

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:885 1:1057	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 10 = -2 x \$0	(\$1,600)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$195,500

Sub-Total, 1 Units

Exterior Features (+)	\$13,300	\$208,800
Garages (+) 0 sqft	\$0	\$208,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$150,858

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	1900	1900	125	A		0.85		2,212 sqft	\$150,858	50%	\$75,430	0%	100%	0.850	1.000	100.00	0.00	0.00	\$64,100
2: Detached Garage/Boat H	1	Wood Fr	D+2	1978	1978	47	A	\$33.17	0.85	\$25.38	24'x48'	\$29,232	40%	\$17,540	0%	100%	0.850	1.000	100.00	0.00	0.00	\$14,900