

89-18-05-440-321.000-030

ROMAN RENTALS LLC

831 S 7TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-440-321.000-030
Local Parcel Number 50-05-440-321.000-29

Tax ID: 029-10178-00

Routing Number

Property Class 510 RENTAL
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 296356-029 WAYNE-296356 (029)

Section/Plat 5005440

Location Address (1) 831 S 7TH ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

ROMAN RENTALS LLC
579 TEST RD
RICHMOND, IN 47374

Legal

32 FT X 130 FT SUB OF POE & HITLLE LOT 6 S & R

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/21/2011 to 01/01/1900.

Notes

9/22/2023 Misc: 2024 GENERAL REVALUATION
10/9/2019 Misc: 2020 GENERAL REVAL



Res

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 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, 32, 32x130, 0.94, \$101, \$95, \$3,040, 0%, 1.0000, 100.00, 0.00, 0.00, \$3,040.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.10), Actual Frontage (32), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$3,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,000).

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/22/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1480 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	72	\$5,300

Plumbing

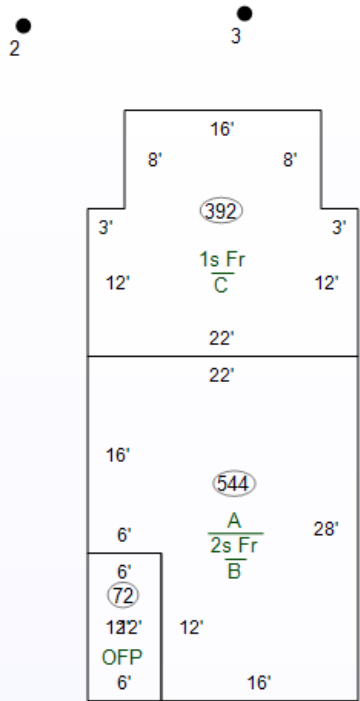
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	936	936	\$99,000	
2	1Fr	544	544	\$37,000	
3					
4					
1/4					
1/2					
3/4					
Attic		544	0	\$6,300	
Bsmt		544	0	\$25,300	
Crawl		392	0	\$5,100	
Slab					

Total Base \$172,700

Adjustments 1 Row Type Adj. x 1.00 \$172,700

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:936 2:544 \$5,500
 No Elec (-) \$0
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$180,600

Sub-Total, 1 Units

Exterior Features (+) \$5,300 \$185,900

Garages (+) 0 sqft \$0 \$185,900

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$134,313

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 P		0.85		2,568 sqft	\$134,313	75%	\$33,580	15%	100%	0.850	1.000	100.00	0.00	0.00	\$24,300
2: Detached Garage/Boat H	1	SV	C	1995	1995	30 A		0.85		20'x20'		24%		0%	100%	0.850	1.000	100.00	0.00	0.00	\$7,500
3: Wood Deck (free standing)	1		C	2002	2002	23 A		0.85		20'x12'	\$4,590	22%	\$3,580	0%	100%	0.850	1.000	100.00	0.00	0.00	\$3,000