

89-18-06-130-105.000-030

P & S ASSOCIATES LLC

1624 W NATIONAL RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-130-105.000-030
Local Parcel Number 50-06-130-105.000-29

Tax ID: 029-07791-00

Routing Number

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294411-029 WAYNE-294411 (029)

Section/Plat 5006130

Location Address (1) 1624 W NATIONAL RD RICHMOND, IN 47374

Zoning

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

P & S ASSOCIATES LLC
1111 NW T ST
RICHMOND, IN 47374

Legal

PT NW SEC 6-13-1 0.621A EX 2 FT OFF ENT N SIDE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 12/15/2016 and 01/01/1900.

Notes

9/21/2023 Misc: 2024 GENERAL REVALUATION
7/31/2015 : 2016 REASSESSMENT: REMOVE OBSOL AND CHANGE GRADE TO D+2 PER TOWNSHIP ASSESSOR

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 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 values for F, F, 114, 114x236, 1.17, \$336, \$393, \$44,802, 0%, 1.0000, 100.00, 0.00, 0.00, \$44,800.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.62), Actual Frontage (114), Developer Discount, Parcel Acreage (0.62), 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 (0.62), 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 (\$44,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$44,800).

Data Source External Only

Collector 09/12/2023 js

Appraiser 09/21/2023 Nexus

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 2016 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 Masonry	128	\$8,000

Plumbing

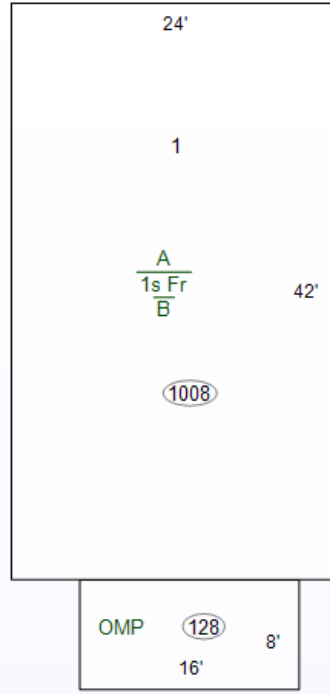
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1008	1008	\$105,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1008	1008	\$22,200	
Bsmt	1008	0	\$34,600	
Crawl				
Slab				

Total Base \$162,100

Adjustments 1 Row Type Adj. x 1.00 \$162,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1008 A:1008 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$166,700

Sub-Total, 1 Units

Exterior Features (+)	\$8,000	\$174,700
Garages (+) 0 sqft	\$0	\$174,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$133,646

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	1	Wood Fr	D+2	1946	1946	79 A		0.85		3,024 sqft	\$133,646	50%	\$66,820	0%	100%	1.050	1.000	100.00	0.00	0.00	\$70,200