

89-18-06-210-105.000-030

LEWIS, ALAINA

845 W MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294412 (029)/2944

1/2

General Information

Parcel Number 89-18-06-210-105.000-030
Local Parcel Number 50-06-210-105.000-29

Tax ID: 029-99978-00

Routing Number

Property Class 510
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 294412-029 WAYNE-294412 (029)
Section/Plat 5006210
Location Address (1) 845 W MAIN ST RICHMOND, IN 47374

Ownership

LEWIS, ALAINA
845 W MAIN ST
RICHMOND, IN 47374

Legal

113 FT OFF N END LOT 6 BUSSEN ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/28/2022 and 01/01/1900.

Notes

9/13/2023 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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.11), Actual Frontage (44), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$14,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,000).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/11/2023 js

Appraiser 09/13/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1632 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	112	\$6,700

Plumbing

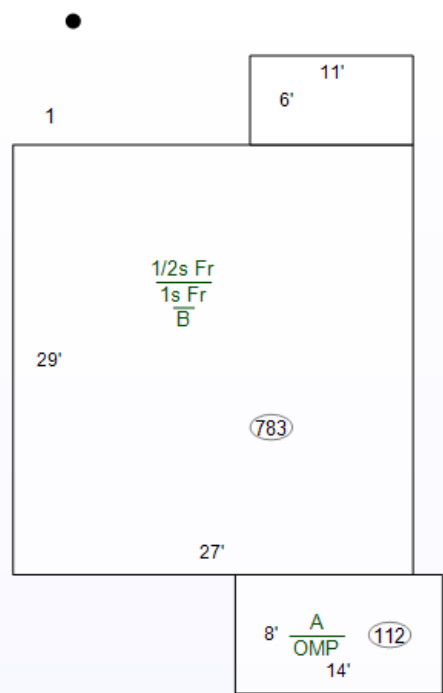
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	849	849	\$92,700	
2					
3					
4					
1/4					
1/2	1Fr	783	783	\$35,500	
3/4					
Attic		112	0	\$4,000	
Bsmt		849	0	\$31,600	
Crawl					
Slab					

Total Base \$163,800
Adjustments 1 Row Type Adj. x 1.00 \$163,800

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) \$0
 No Elec (-) \$0
 Plumbing (+ / -) 6 - 5 = 1 x \$800 \$800
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$164,600

Sub-Total, 1 Units

Exterior Features (+) \$6,700 \$171,300
 Garages (+) 0 sqft \$0 \$171,300
 Quality and Design Factor (Grade) 0.85
 Location Multiplier 0.85

Replacement Cost \$123,764

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 1/2	Wood Fr	D+1	1926	1926	99	A		0.85		2,593 sqft	\$123,764	50%	\$61,880	0%	100%	1.050	1.000	100.00	0.00	0.00	\$65,000
2: Detached Garage/Boat H	1	Wood Fr	D	1926	1926	99	A	\$59.52	0.85	\$40.47	12'x20'	\$9,714	50%	\$4,860	0%	100%	1.050	1.000	100.00	0.00	0.00	\$5,100