

89-18-06-210-208.000-030

LEAVELL, LESLIE M

923 W MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294412 (029)/2944

1/2

General Information

Parcel Number 89-18-06-210-208.000-030
Local Parcel Number 50-06-210-208.000-29

Tax ID: 029-22816-00

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)
923 W MAIN ST
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

LEAVELL, LESLIE M
923 W MAIN ST
RICHMOND, IN 47374

Legal

130 FT N END LOT 7 CRESTON ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/11/2010 to 10/05/2009.

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

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: Computation Name, 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.

Data Source External Only

Collector 09/11/2023 js

Appraiser 09/13/2023 Nexus

Total Value \$13,600

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1884 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, Enclosed Masonry	154	\$12,700
Porch, Enclosed Frame	95	\$9,400

Plumbing

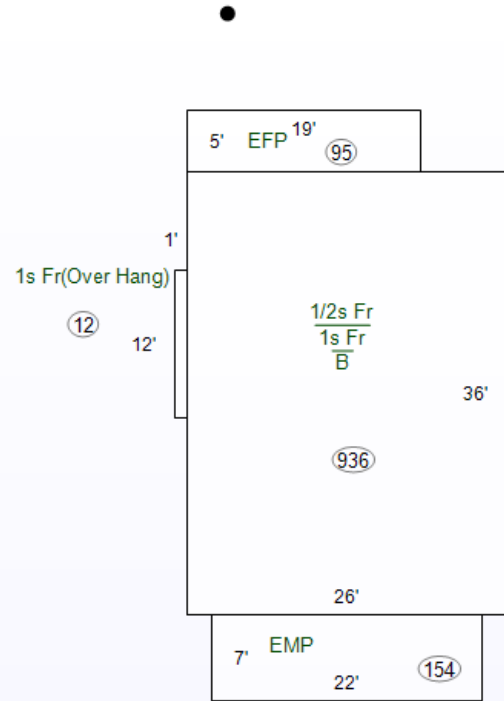
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	948	948	\$101,100	
2					
3					
4					
1/4					
1/2	1Fr	936	936	\$39,400	
3/4					
Attic					
Bsmt		936	0	\$33,100	
Crawl					
Slab					

Total Base		\$173,600
Adjustments	1 Row Type Adj. x 1.00	\$173,600
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:948 1/2:936	\$5,500
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$188,400
Sub-Total, 1 Units		
Exterior Features (+)	\$22,100	\$210,500
Garages (+) 0 sqft	\$0	\$210,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$152,086

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1924	1924	101	A			0.85		2,820 sqft	\$152,086	50%	\$76,040	0%	100%	1.050	1.000	100.00	0.00	0.00	\$79,800
2: Detached Garage/Boat H	1	Wood Fr	C	1924	1924	101	A		\$48.82	0.85	\$41.50	19'x20'	\$15,769	45%	\$8,670	0%	100%	1.050	1.000	100.00	0.00	0.00	\$9,100