

89-18-06-220-204.000-030

GEORGE, SCOTT A & DENISE M

711 W MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294412 (029)/2944

1/2

General Information

Parcel Number 89-18-06-220-204.000-030
Local Parcel Number 50-06-220-204.000-29

Tax ID: 029-52702-00

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 5006220

Location Address (1)
711 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

GEORGE, SCOTT A & DENISE M
711 W MAIN ST
RICHMOND, IN 47374

Legal

45 FT LOT 3 W F M



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as 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, and Total Value \$17,500.

Transfer of Ownership

Date 01/01/1900 Owner GEORGE, SCOTT A &

Doc ID Code Book/Page Adj Sale Price V/I

Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

9/13/2023 Misc: 2024 GENERAL REVALUATION
10/10/2019 Misc: 2020 GENERAL REVAL

Data Source External Only

Collector 09/11/2023 js

Appraiser 09/13/2023 Nexus

Total Value \$17,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1896 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
Stoop, Masonry	72	\$2,700
Porch, Open Frame	112	\$6,300

Plumbing

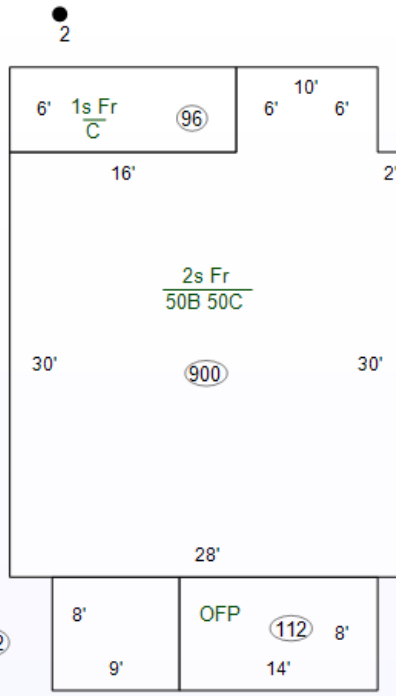
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	996	996	\$105,300	
2	1Fr	900	900	\$48,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		450	0	\$22,800	
Crawl		546	0	\$6,000	
Slab					

Total Base		\$182,900
Adjustments	1 Row Type Adj. x 1.00	\$182,900

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

Sub-Total, One Unit	\$185,300
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Sub-Total, 1 Units	\$185,300
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Exterior Features (+)	\$9,000	\$194,300
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Garages (+) 0 sqft	\$0	\$194,300
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.85
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Replacement Cost	\$148,640
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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	2	Wood Fr	D+2	1920	1970	55	F		0.85			2,346 sqft	\$148,640	55%	\$66,890	0%	100%	1.050	1.000	100.00	0.00	0.00	\$70,200
2: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95	F		\$59.52	0.85	\$40.47	14'x18'	\$10,199	65%	\$3,570	0%	100%	1.050	1.000	100.00	0.00	0.00	\$3,700