General Information

Parcel Number
89-18-06-220-207.000-030

Local Parcel Number
50-06-220-207.000-29

Tax ID:
029-08135-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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)
723 W MAIN ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

SCOTT, JEREMIAH
723 W MAIN ST
RICHMOND, IN 47374

Legal

MANLEY SUB LOT 7 S OF F 44 X 178 FT LOT 6 M

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/29/2022	SCOTT, JEREMIAH	2022008968	WD	/	$80,000	V
04/03/2017	BAKER, ERIK C & JE	2017002605	WD	/	$49,900	V
04/03/2017	DURHAM, GREGORY	2017002603	DT	/	$0	I
01/01/1900	DURHAM, JACKSON		CO	/	$0	I

Notes

10/9/2019 Misc: 2020 GENERAL REVAL

Res

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

2023		2023	2022	2021	2020	2019
WIP	**Reason For Change**	AA	AA	AA	AA	AA
03/13/2023	**As Of Date**	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	**Valuation Method**	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	**Equalization Factor**	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$12,700	**Land**	**$12,700**	**$12,700**	**$12,700**	**$12,700**	**$12,700**
$12,700	Land Res (1)	$12,700	$12,700	$12,700	$12,700	$12,700
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$54,200	**Improvement**	**$54,200**	**$53,100**	**$48,700**	**$47,200**	**$46,800**
$54,200	Imp Res (1)	$54,200	$53,100	$48,700	$47,200	$46,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$66,900	**Total**	**$66,900**	**$65,800**	**$61,400**	**$59,900**	**$59,500**
$66,900	Total Res (1)	$66,900	$65,800	$61,400	$59,900	$59,500
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		44	44x178	1.07	$270	$289	$12,716	0%	100%	1.0000	$12,720

Data Source External Only **Collector** 07/19/2019 ts **Appraiser** 10/09/2019 cr

Land Computations

Calculated Acreage	0.18
Actual Frontage	44
Developer Discount	☐
Parcel Acreage	0.18
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	0.18
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$12,700
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$12,700**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1386 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☑ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

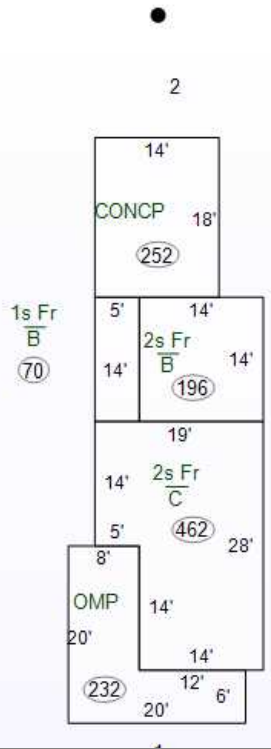
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Porch, Open Masonry	232	$8,600
Patio, Concrete	252	$1,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	728	728	$63,600	
2	1Fr	658	658	$31,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		266	0	$15,300	
Crawl		462	0	$4,200	
Slab					
			Total Base		$114,700
Adjustments			**1 Row Type Adj. x 1.00**		$114,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)				1:728 2:658	$4,700
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $800	$1,600
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$125,500
				Sub-Total, 1 Units	
Exterior Features (+)				$10,000	$135,500
Garages (+) 0 sqft				$0	$135,500
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.87
				Replacement Cost	$106,097

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Wood Frame	D+2	1920	1920	103	A		0.87		1,652 sqft	$106,097	50%	$53,050	6%	100%	0.990	1.0000	$49,400
2: Detached Garage/Boat	100%	1	Wood Frame	D	1920	1920	103	A	$42.59	0.87	$29.64	18'x18'	$9,604	50%	$4,800	0%	100%	0.990	1.0000	$4,800