

89-18-06-220-601.000-030

FLORY, DENNIS M

527 SW A ST

510, 1 Family Dwell - Platted Lot

WAYNE-294412 (029)/2944

1/2

General Information

Parcel Number 89-18-06-220-601.000-030
Local Parcel Number 50-06-220-601.000-29

Tax ID: 029-99658-00

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) 527 SW A ST RICHMOND, IN 47374

Ownership

FLORY, DENNIS M
527 SW A ST
RICHMOND, IN 47374

Legal

50 FT SUB A LOT 1 S OF F

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/27/2007 FLORY, DENNIS M and 01/01/1900 CORYEA, RALPH L III.

Notes

9/12/2023 Misc: 2024 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, Improvement, Total. Rows show data for 2023 and 2024.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.15), Actual Frontage (50), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$17,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,100).

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

Data Source External Only

Collector 09/07/2023 js

Appraiser 09/12/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1615 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
Wood Deck	395	\$7,900
Porch, Open Frame	295	\$14,000

**Plumbing**

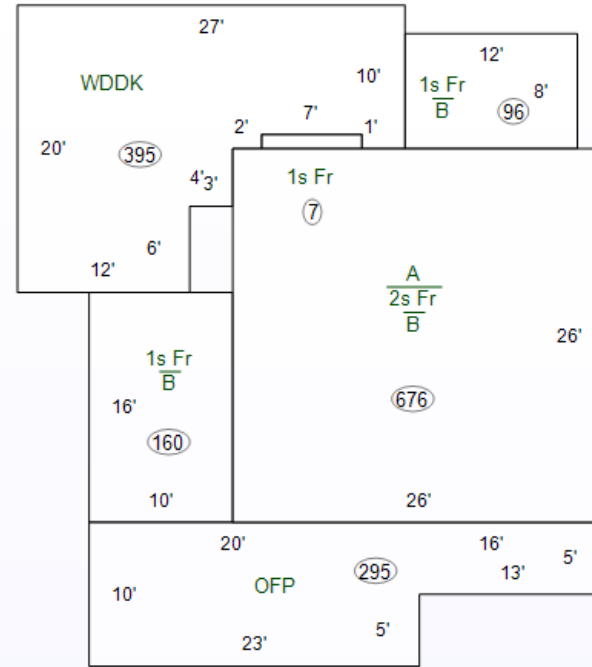
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	9

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	939	939	\$101,100	
2 1Fr	676	676	\$41,700	
3				
4				
1/4				
1/2				
3/4				
Attic	676	0	\$6,900	
Bsmt	932	0	\$33,100	
Crawl				
Slab				

**Total Base** \$182,800

**Adjustments** 1 Row Type Adj. x 1.00 \$182,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:364	\$5,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:676 1:939	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$196,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$21,900	\$218,800
Garages (+) 0 sqft	\$0	\$218,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

**Replacement Cost** \$167,382

**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	2	Wood Fr	D+2	1870	1960	65 A		0.85		3,223 sqft	\$167,382	47%	\$88,710	0%	100%	1.050	1.000	100.00	0.00	0.00	\$93,100
2: Detached Garage/Boat H	1	Concrete	C	1920	1920	105 A	\$43.71	0.85	\$37.15	20'x24'	\$17,834	45%	\$9,810	0%	100%	1.050	1.000	100.00	0.00	0.00	\$10,300