

89-18-08-120-104.001-030

WILLIAMS, ABIGAIL B

1300 S 3RD ST

510, 1 Family Dwell - Platted Lot

WAYNE-295203 (029)/2952

1/2

General Information

Parcel Number 89-18-08-120-104.001-030
Local Parcel Number 50-08-120-104.010-29

Tax ID: 029-03509-01

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 295203-029 WAYNE-295203 (029)
Section/Plat 5008120
Location Address (1) 1300 S 3RD ST RICHMOND, IN 47374

Ownership

WILLIAMS, ABIGAIL B
1300 S 3RD ST
RICHMOND, IN 47374

Legal

PT LOT 2 A RUBY 0.218A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/24/2020 to 01/01/1900.

Notes

8/7/2023 Misc: 2024 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. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Computations

Table with columns: Description, 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 06/27/2023 js

Appraiser 08/07/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1344 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**

Plumbing

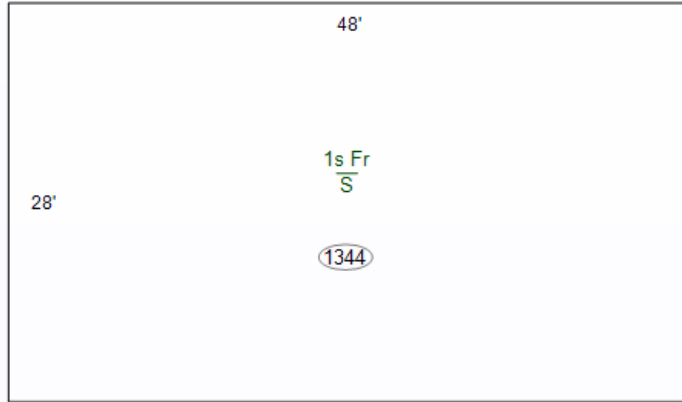
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 5

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	\$126,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1344	0	\$0	
				Total Base	\$126,700

Adjustments **1 Row Type Adj. x 1.00** **\$126,700**

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

Sub-Total, One Unit \$126,700

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$126,700
Garages (+) 0 sqft	\$0	\$126,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$107,695

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	Wood Fr	C	1994	2010	15	A			0.85		1,344 sqft	\$107,695	14%	\$92,620	0%	100%	1.110	1.000	100.00	0.00	0.00	\$102,800