

89-18-08-210-401.000-030

SWEARINGEN, SHERMAN LEE

1302 S 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-08-210-401.000-030
Local Parcel Number 50-08-210-401.000-29

Ownership

SWEARINGEN, SHERMAN LEE
1302 S 4TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates from 01/01/1900 to 05/27/2014.

Notes

8/9/2023 Misc: 2024 GENERAL REVALUATION
10/15/2019 Misc: 2020 GENERAL REVAL

Tax ID: 029-47603-00

Legal

LOT 697 BEALL

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295379-029 WAYNE-295379 (029)
Section/Plat 5008210
Location Address (1) 1302 S 4TH ST RICHMOND, IN 47374

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 ZO01 Residential

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.

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 06/20/2023 js

Appraiser 08/09/2023 Nexus

Total Value \$6,000

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 576 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 Frame	288	\$18,000
Wood Deck	96	\$2,800
Canopy, Shed Type	96	\$900
Porch, Open Frame	192	\$10,100

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	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



CNPY (upper)
WDDK
(96)

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	576	576	\$70,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		576	0	\$6,200	
Slab					

Total Base \$76,700

Adjustments 1 Row Type Adj. x 1.00 \$76,700

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 \$76,700

Sub-Total, 1 Units

Exterior Features (+) \$31,800 \$108,500

Garages (+) 0 sqft \$0 \$108,500

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

Replacement Cost \$73,780

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	1	Wood Fr	D	1940	1940	85	A		0.85		576 sqft	\$73,780	50%	\$36,890	15%	100%	0.900	1.000	100.00	0.00	0.00	\$28,200
2: Detached Garage/Boat H	1	Pole	C	1980	1980	45	A	\$27.79	0.85	\$23.62	25'x30'	\$17,716	30%	\$12,400	0%	100%	0.900	1.000	100.00	0.00	0.00	\$11,200
3: Detached Garage/Boat H	1	Wood Fr	C	1998	1998	27	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	24%	\$18,530	0%	100%	0.900	1.000	0.00	0.00	100.00	\$16,700
4: Lean-To	1	Concrete	C	2011	2011	14	A	\$8.80	0.85		8'x24' x 8'	\$1,436	30%	\$1,010	0%	100%	0.900	1.000	0.00	0.00	100.00	\$900