

89-18-08-210-813.000-030

RUSSELL, BILL & REBECCA S

1422 S 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-08-210-813.000-030
Local Parcel Number 50-08-210-813.000-29

Ownership

RUSSELL, BILL & REBECCA S
1629 LIBERTY AVE
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 09/23/2008 and 01/01/1900 with owners RUSSELL, BILL & RE and BROWN, CHERYL L.

Notes

7/6/2023 Misc: 2024 GENERAL REVAL

Tax ID: 029-07698-00

Legal

LOTS 596, 597 & 598 BEALL VIEW

Routing Number

Property Class 510 RENTAL
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: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total values.

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) 1422 S 5TH ST RICHMOND, IN 47374

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

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. Row shows F, F, 129, 129x160, 1.03, \$141, \$145, \$18,705, -10%, 1.0000, 100.00, 0.00, 0.00, \$16,830.

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

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.47), Actual Frontage (129), Developer Discount, Parcel Acreage (0.47), 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 (0.47), 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 (\$16,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 720 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	32	\$1,800
Wood Deck	132	\$3,300

Plumbing

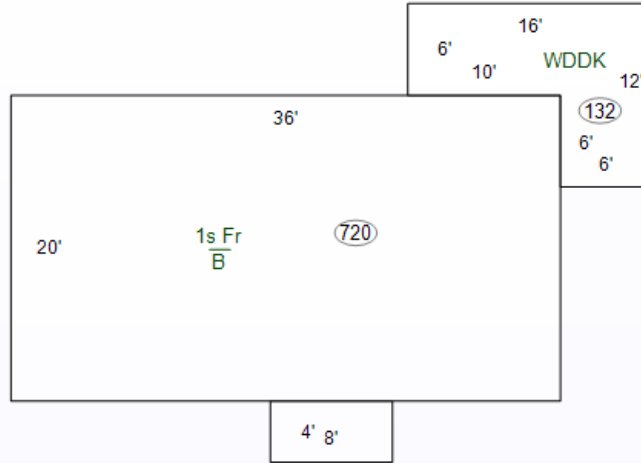
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



2

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	720	720	\$82,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	720	0	\$29,100	
Crawl				
Slab				

Total Base \$111,600

Adjustments 1 Row Type Adj. x 1.00 \$111,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:720 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$116,200

Sub-Total, 1 Units

Exterior Features (+)	\$5,100	\$121,300
Garages (+) 0 sqft	\$0	\$121,300
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$82,484

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	D	1938	1938	87	A			0.85		1,440 sqft	\$82,484	50%	\$41,240	0%	100%	0.900	1.000	100.00	0.00	0.00	\$37,100
2: Detached Garage/Boat H	1	Wood Fr	D	1971	1971	54	F		\$44.13	0.85	\$30.01	20'x24'	\$14,404	55%	\$6,480	0%	100%	0.900	1.000	100.00	0.00	0.00	\$5,800