

89-18-08-210-902.000-030

CRAIL, ARNOLD W & THERESA

1401 S 3RD ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-08-210-902.000-030
Local Parcel Number 50-08-210-902.000-29

Tax ID: 029-06240-00

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 295379-029
WAYNE-295379 (029)

Section/Plat 5008210

Location Address (1)
1401 S 3RD ST
RICHMOND, IN 47374

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

Ownership

CRAIL, ARNOLD W & THERESA ANN
1401 S 3RD ST
RICHMOND, IN 47374

Legal

LOTS 766, 767, 768, 769 & 770 BEALL



Transfer of Ownership

Date 01/01/1900 Owner CRAIL, ARNOLD W &
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

8/7/2023 Misc: 2024 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 06/27/2023, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for Land, Improvement, and Total.

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.

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.80, 215, etc.).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2122 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 Masonry	91	\$10,300
Patio, Concrete	372	\$2,700

Plumbing

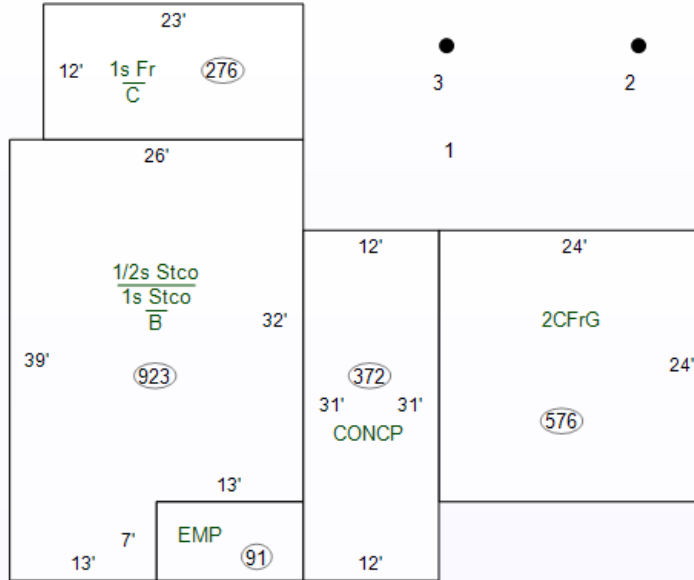
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
	3	2
	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	2	1199	1199	\$117,700	
2					
3					
4					
1/4					
1/2	2	923	923	\$39,400	
3/4					
Attic					
Bsmt		923	0	\$33,100	
Crawl		276	0	\$4,300	
Slab					

Total Base \$194,500

Adjustments 1 Row Type Adj. x 1.00 \$194,500

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$194,500

Sub-Total, 1 Units

Exterior Features (+)	\$13,000	\$207,500
Garages (+) 576 sqft	\$24,700	\$232,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$167,765

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 1/2	Stucco	D+1	1933	1933	92	P		0.85		3,045 sqft	\$167,765	75%	\$41,940	0%	100%	0.900	1.000	100.00	0.00	0.00	\$37,700
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	P	\$59.52	0.85	\$40.47	12'x22'	\$10,685	75%	\$2,670	0%	100%	0.900	1.000	100.00	0.00	0.00	\$2,400
3: Utility Shed	1	SV	C	1982	1982	43	F		0.85		9'x27'		70%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0