

89-18-08-230-210.000-030

CLARK, JAMES R & THERESA D

1527 S 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-08-230-210.000-030
Local Parcel Number 50-08-230-210.000-29

Ownership

CLARK, JAMES R & THERESA D
6891 ABINGTON PIKE
BROWNSVILLE, IN 47325

Transfer of Ownership

Date 01/01/1900 Owner CLARK, JAMES R & T Doc ID Code Book/Page Adj Sale Price V/I

Notes

7/10/2023 Misc: 2024 GENERAL REVAL

Tax ID: 029-22632-00

Legal

S 1/2 LOT 551 & LOT 552 BEALLVIEW

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)

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 5008230

Location Address (1) 1527 S 5TH ST RICHMOND, IN 47374

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 15 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

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 2 columns: Description, Value. Includes rows for 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.

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, Open Frame | 48 | \$4,300 |
| Patio, Concrete | 112 | \$800 |

Plumbing

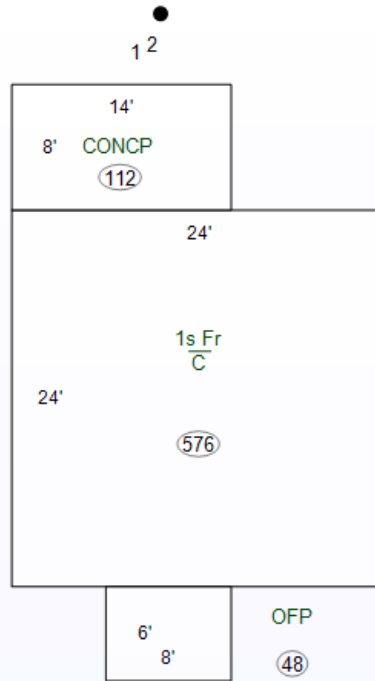
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

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 (+) | 1:576 \$4,200 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$80,900

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|-----------------|
| Exterior Features (+) | \$5,100 | \$86,000 |
| Garages (+) 0 sqft | \$0 | \$86,000 |
| Quality and Design Factor (Grade) | | 0.80 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$58,480 |

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 | 1946 | 1975 | 50 A | | 0.85 | | 576 sqft | \$58,480 | 40% | \$35,090 | 0% | 100% | 0.900 | 1.000 | 100.00 | 0.00 | 0.00 | \$31,600 |
| 2: Utility Shed | 1 | SV | D | 1980 | 1980 | 45 F | | 0.85 | | 8'x10' | | 70% | | 0% | 100% | 0.900 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |