

89-18-08-230-618.000-030

GOSS, JOHN A

1628 S 5TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/4

General Information

Parcel Number 89-18-08-230-618.000-030
Local Parcel Number 50-08-230-618.000-29

Ownership

GOSS, JOHN A
1628 S 5TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 06/04/2009 to 01/01/1900.

Notes

8/2/2023 Misc: 2024 GENERAL REVALUATION
10/18/2019 Misc: 2020 GENERAL REVAL

Tax ID: 029-15471-00

Legal

LOTS 623 & 624 BEALLVIEW

Routing Number

Property Class 520
2 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), 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). Rows show valuation data for 2025 and 2024.

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) 1628 S 5TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

Data Source External Only

Collector 06/01/2023 js

Appraiser 08/02/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.30), Actual Frontage (81), Developer Discount, Parcel Acreage (0.30), 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 (0.30), 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 (\$5,900), CAP 2 Value (\$5,900), CAP 3 Value (\$0), Total Value (\$11,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1567 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	171	\$9,200
Porch, Open Frame	98	\$6,300

Plumbing

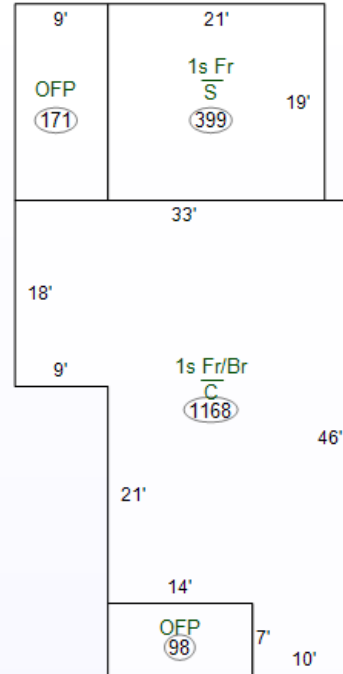
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 93	1567	1567	\$146,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1168	0	\$8,300	
Slab	399	0	\$0	
Total Base			\$154,400	

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1567	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$159,400

Sub-Total, 1 Units		Value
Exterior Features (+)	\$15,500	\$174,900
Garages (+) 0 sqft	\$0	\$174,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$133,799

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	3/6 Maso	D+2	1920	1975	50 A		0.85		1,567 sqft	\$133,799	40%	\$80,280	0%	100%	0.90	1.000	100.00	0.00	0.00	\$72,300
2: Detached Garage/Boat H	1	Wood Fr	C	1940	1940	85 A	\$33.17	0.85	\$28.19	1,172 sqft	\$33,044	45%	\$18,170	0%	100%	0.90	1.000	100.00	0.00	0.00	\$16,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 468 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

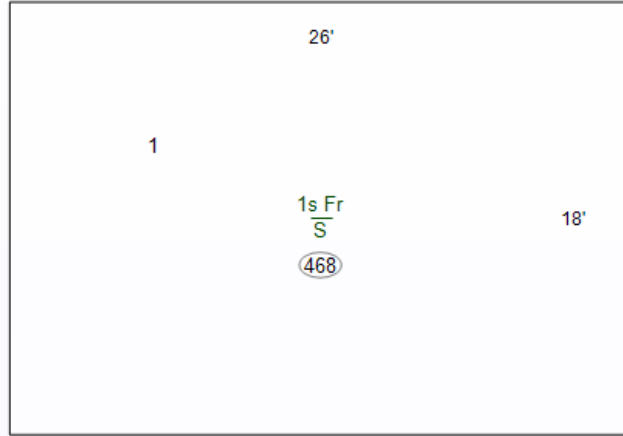
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	468	468	\$62,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		468	0	\$0	
				Total Base	\$62,000

Adjustments **1 Row Type Adj. x 1.00** **\$62,000**

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 \$62,000	
Sub-Total, 1 Units	

Exterior Features (+)	\$0	\$62,000
Garages (+) 0 sqft	\$0	\$62,000
Quality and Design Factor (Grade)	0.40	
Location Multiplier	0.85	
Replacement Cost		\$21,080

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	E	1940	1970	55	A			0.85		468 sqft	\$21,080	45%	\$11,590	0%	100%	0.900	1.000	100.00	0.00	0.00	\$10,400

