

89-18-09-110-209.000-030

DIAZ, FRANCISCO PEREZ

1105 PARRY ST

510, 1 Family Dwell - Platted Lot

WAYNE-295433 (029)/2954

1/2

General Information

Parcel Number 89-18-09-110-209.000-030
Local Parcel Number 50-09-110-209.000-29

Tax ID: 029-15578-00

Routing Number

Property Class 510 RENTAL
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 295433-029 WAYNE-295433 (029)

Section/Plat 5009110

Location Address (1) 1105 PARRY 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 Wednesday, April 30, 2025

Review Group 2027

Ownership

DIAZ, FRANCISCO PEREZ
511 S 20TH ST
RICHMOND, IN 47374

Legal

LOT 36 M P

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/24/2020 to 01/01/1900.

Notes

10/22/2024 Misc: 2024-APPEAL INFORMAL REVIEW, SETTLED PER PHONE CONVERSATION ON 10-21-2024



Res

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 data for 2025, 2024, and 2023.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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, 40, 40x120, 0.96, \$175, \$168, \$6,720, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,720.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$6,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,700).

Data Source External Only

Collector 09/26/2022 jh

Appraiser 10/19/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1232 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	160	\$11,600
Porch, Open Frame	30	\$3,400

**Plumbing**

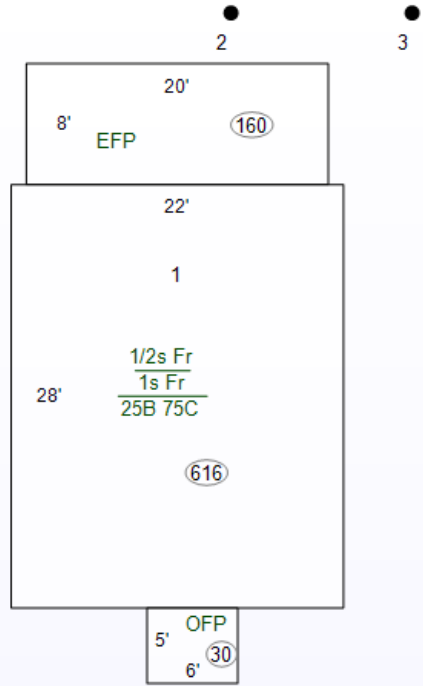
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	616	616	\$74,600	
2					
3					
4					
1/4					
1/2	1Fr	616	616	\$30,600	
3/4					
Attic					
Bsmt		154	0	\$17,300	
Crawl		462	0	\$5,400	
Slab					

**Total Base** \$127,900  
**Adjustments** 1 Row Type Adj. x 1.00 \$127,900

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

<b>Sub-Total, One Unit</b>	\$127,900
<b>Sub-Total, 1 Units</b>	\$127,900
Exterior Features (+)	\$15,000
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.80
Location Multiplier	0.85
<b>Replacement Cost</b>	\$97,172

**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	Wood Fr	D	1928	1928	97	A		0.85		1,386 sqft	\$97,172	50%	\$48,590	30%	100%	1.000	1.000	100.00	0.00	0.00	\$34,000
2: Car Shed	1		E	2008	2008	17	F	\$10.10	0.85	\$3.43	18'x20'	\$1,236	40%	\$740	0%	100%	1.000	1.000	100.00	0.00	0.00	\$700
3: Utility Shed	1	SV	D	2004	2004	21	A		0.85		8'x8'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$0