

89-18-09-110-609.000-030

PRESTIGE WORLDWIDE PROPE

1105 S M ST

520, 2 Family Dwell - Platted Lot

WAYNE-295433 (029)/2954

1/2

General Information

Parcel Number 89-18-09-110-609.000-030
Local Parcel Number 50-09-110-609.000-29

Tax ID: 029-99691-00

Routing Number

Property Class 520 RENTAL
2 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 S M 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 Wednesday, April 30, 2025

Review Group 2027

Ownership

PRESTIGE WORLDWIDE PROPERTI
108 E SYCAMORE ST
LIBERTY, IN 47353

Legal

106 FT E SIDE LOT 17 JWS



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), (3).

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.

F F 106 106x570 1.25 \$175 \$219 \$23,214 0% 1.0000 72.00 28.00 0.00 \$23,210

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

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Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/14/2014, 05/23/2014, 01/01/1900.

Res

Notes

10/19/2022 Misc: 2023 GENERAL REVALUATION

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (1.39), Actual Frontage (106), Developer Discount, Parcel Acreage (1.39), 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 (1.39), 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 (\$16,700), CAP 2 Value (\$6,500), CAP 3 Value (\$0), Total Value (\$23,200).

Data Source External Only

Collector 09/20/2022 jh

Appraiser 10/19/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2680 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
Patio, Concrete	240	\$1,900
Porch, Open Masonry	128	\$8,000

Plumbing

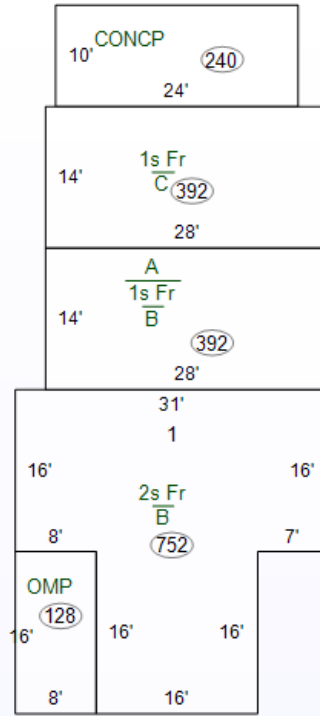
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	1	1
Total	7	11

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	2
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1536	1536	\$136,000	
2	1Fr	752	752	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic		392	392	\$12,000	
Bsmt		1144	0	\$38,100	
Crawl		392	0	\$5,100	
Slab					

Total Base \$235,200

Adjustments 1 Row Type Adj. x 1.00 \$235,200

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 2:752 A:392 1:1536 \$6,900

No Elec (-) \$0

Plumbing (+ / -) 11 - 10 = 1 x \$800 \$800

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$251,700

Sub-Total, 1 Units

Exterior Features (+) \$9,900 \$261,600

Garages (+) 0 sqft \$0 \$261,600

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$211,242

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	2	SV	C-1	1900	1975	50	A		0.85		3,824 sqft		35%		0%	100%	1.000	1.000	50.00	50.00	0.00	\$14,000