

89-18-09-330-404.000-030

POYNTER, JAMES RUSSELL &

1919 STRAIGHTLINE PIKE

510, 1 Family Dwell - Platted Lot

WAYNE-295435 (029)/2954

1/2

General Information

Parcel Number 89-18-09-330-404.000-030
Local Parcel Number 50-09-330-404.000-29

Tax ID: 029-40700-00

Routing Number 5009330-043

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 295435-029
WAYNE-295435 (029)

Section/Plat 5009330

Location Address (1)
1919 STRAIGHTLINE PIKE
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

POYNTER, JAMES RUSSELL & CHER
1919 STRAIGHTLINE PIKE
RICHMOND, IN 47374

Legal

LOT 35 EDGEMOUNT LOT 34 EDGEMOUNT EX
39' SS S 1/2 LOT 36 EDGEMOUNT



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

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

Transfer of Ownership

Date 01/01/1900 Owner POYNTER, JAMES R Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

8/2/2023 Misc: 2024 GENERAL REVALUATION
11/8/2022 Misc: 2023 GENERAL REVALUATION

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 \$17,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1196 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	252	\$12,000

Plumbing

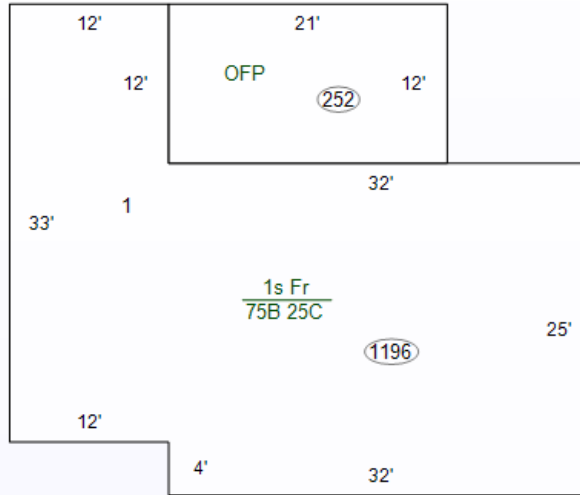
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1196	1196	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		897	0	\$32,600	
Crawl		299	0	\$4,500	
Slab					

Total Base \$154,800

Adjustments 1 Row Type Adj. x 1.00 \$154,800

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) PS:1 PO:1 \$4,700
 No Heating (-) \$0
 A/C (+) 1:1196 \$4,200
 No Elec (-) \$0
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$163,700

Sub-Total, 1 Units

Exterior Features (+) \$12,000 \$175,700
 Garages (+) 0 sqft \$0 \$175,700
 Quality and Design Factor (Grade) 0.90
 Location Multiplier 0.85
Replacement Cost \$134,411

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+2	1940	1940	85 A		0.85		2,093 sqft	\$134,411	50%	\$67,210	0%	100%	0.980	1.000	100.00	0.00	0.00	\$65,900
2: Detached Garage/Boat H	1	Concrete	D	1955	1955	70 A	\$34.97	0.85	\$23.78	22'x22'	\$11,509	47%	\$6,100	0%	100%	0.980	1.000	100.00	0.00	0.00	\$6,000
3: Lean-to	1	Earth Flo	D	1960	1960	65 A	\$4.69	0.85		12'x22' x 8'	\$842	65%	\$290	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300