

General Information

Parcel Number 89-18-16-400-102.000-028
Local Parcel Number 50-16-400-102.000-15

Tax ID: 015-01820-00

Routing Number 5016400-001

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 028 (Local 015) WAYNE TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 155159-015 WAYNE-155159 (015)

Section/Plat 5016400

Location Address (1) 2696 S 23RD ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

MILLER, MEGAN ASHLEY & TERRY ROBINSON JTWROS 2696 S 23RD ST RICHMOND, IN 47374

Legal

PT NE & SE SEC 16-13-1 0.575A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/04/2018 to 01/01/1900.

Notes

12/6/2022 Misc: 2023 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and Non-Residential values.

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

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.58), Actual Frontage (0), Developer Discount, Parcel Acreage (0.58), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.58), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$14,300), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1384 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

Exterior Features

| Description | Area | Value |
|-----------------------|------|----------|
| Porch, Enclosed Frame | 280 | \$17,000 |
| Wood Deck | 373 | \$7,500 |
| Patio, Brick | 160 | \$2,700 |

Plumbing

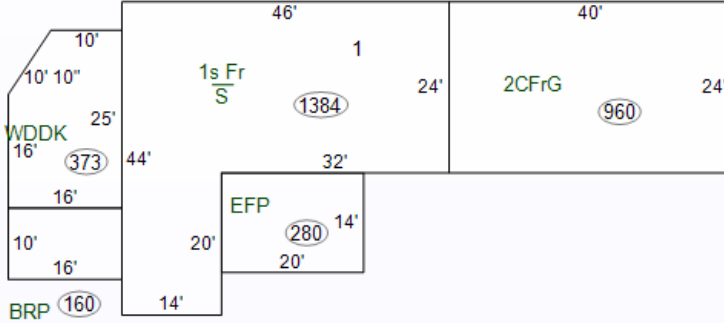
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 5 |

Heat Type

Central Warm Air



Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-------------------|------------------|
| 1 | 1Fr | 1384 | 1384 | \$127,900 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | | | | |
| Slab | | 1384 | 0 | \$0 | |
| | | | | 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 (+) | 1:1384 | \$4,600 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$1,700 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$134,200

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$27,200 | \$161,400 |
| Garages (+) 960 sqft | \$35,400 | \$196,800 |
| Quality and Design Factor (Grade) | | 1.00 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$167,280 |

Specialty Plumbing

| Description | Count | Value |
|--------------|-------|---------|
| Portable Spa | 1 | \$1,700 |

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 | C | 1963 | 1993 | 32 | A | | | 0.85 | | 1,384 sqft | \$167,280 | 26% | \$123,790 | 0% | 100% | 1.040 | 1.000 | 100.00 | 0.00 | 0.00 | \$128,700 |