

General Information

Parcel Number 89-10-27-140-118.000-005
Local Parcel Number 31-27-140-118.000-04

Tax ID: 004-00330-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004)
CENTER TOWNSHIP - SANITARY

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 944028-004
CENTER-944028 (004)

Section/Plat 3127140

Location Address (1)
1407 SW 39TH 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 2027

Ownership

HERNING, HELEN MAE
1407 SW 39TH ST
RICHMOND, IN 47374

Legal

LOT 68 RICHLAND SEC 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/17/2021 and 01/01/1900.

Notes

11/9/2022 Misc: 2023 GENERAL REVAL



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 values for years 2022-2025.

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 values for F, F, 80, 80x125, 0.98, \$228, \$223, \$17,840, 0%, 1.0000, 100.00, 0.00, 0.00, \$17,840.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.23), Actual Frontage (80), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$17,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,800).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1255 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	320	\$2,400
Patio, Concrete	92	\$800
Canopy, Roof Extension	92	\$1,600

**Plumbing**

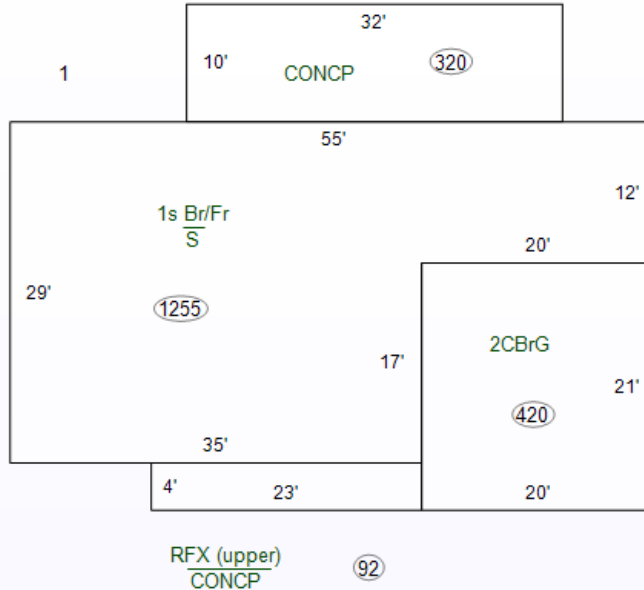
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 95	1255	1255	\$131,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1255	0	\$0	
			<b>Total Base</b>	\$131,500

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$131,500
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1255 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$137,500
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$4,800 \$142,300
Garages (+) 420 sqft	\$17,800 \$160,100
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
<b>Replacement Cost</b>	\$142,889

**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	5/6 Maso	C+1	1969	1969	56 A		0.85		1,255 sqft	\$142,889	40%	\$85,730	0%	100%	1.230	1.000	100.00	0.00	0.00	\$105,400
2: Utility Shed	1	SV	C	1985	1985	40 A		0.85		12'x20'		65%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0