

89-10-27-320-202.000-005

General Information

Parcel Number
89-10-27-320-202.000-005

Local Parcel Number
31-27-320-202.000-04

Tax ID:
004-00606-00

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
3127320

Location Address (1)
1662 SW 39TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2027

PRITCHETT, THOMAS WALTER I

Ownership

PRITCHETT, THOMAS WALTER III &
1662 SW 39TH ST
RICHMOND, IN 47374

Legal

LOT 107 RICHLAND SEC 5

1662 SW 39TH ST

Transfer of Ownership

Date
01/01/1900

Owner
PRITCHETT, THOMA

Doc ID
CO

Code
/

Book/Page
I

Adj Sale Price
I

V/I

510, 1 Family Dwell - Platted Lot

Res

CENTER-944028 (004)/9440

Notes

11/8/2022 Misc: 2023 GENERAL REVAL

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$19,700	Land	\$19,700	\$16,800	\$15,100	\$14,000	\$14,000
\$19,700	Land Res (1)	\$19,700	\$16,800	\$15,100	\$14,000	\$14,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$97,600	Improvement	\$97,600	\$83,800	\$75,700	\$75,300	\$69,300
\$97,600	Imp Res (1)	\$97,600	\$83,800	\$75,700	\$75,300	\$69,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$117,300	Total	\$117,300	\$100,600	\$90,800	\$89,300	\$83,300
\$117,300	Total Res (1)	\$117,300	\$100,600	\$90,800	\$89,300	\$83,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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		84	84x142	1.03	\$228	\$235	\$19,740	0%	1.0000	100.00	0.00	0.00	\$19,740

Land Computations

Calculated Acreage	0.27
Actual Frontage	84
Developer Discount	☐
Parcel Acreage	0.27
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	0.27
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	\$19,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,700

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1
StyleN/A
Finished Area1150 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	120	\$1,000

Plumbing

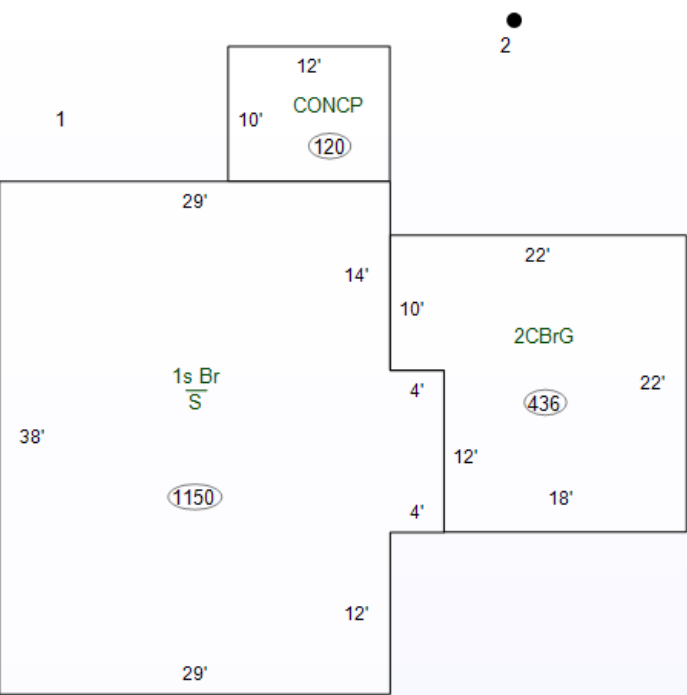
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1150	1150	\$126,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1150	0	\$0	

Total Base \$126,100

Adjustments 1 Row Type Adj. x 1.00 \$126,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$127,700

Sub-Total, 1 Units

Exterior Features (+)	\$1,000	\$128,700
Garages (+) 436 sqft	\$19,400	\$148,100
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$132,179

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	Brick	C+1	1969	1969	56 A		0.85		1,150 sqft	\$132,179	40%	\$79,310	0%	100%	1.230	1.000	100.00	0.00	0.00	\$97,600
2: Utility Shed	1	SV	D	2010	2010	15 A		0.85		10'x16'		45%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0