

89-16-20-240-211.001-030

General Information

Parcel Number
89-16-20-240-211.001-030

Local Parcel Number
46-20-240-211.010-29

Tax ID:
029-99563-01

Routing Number
4620240-020

Property Class 541
Mobile or Manufactured Home - Un

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294202-029
WAYNE-294202 (029)

Section/Plat
4620240

Location Address (1)
829 LOCUST DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☒

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

HUBBARD, HELEN M

Ownership

HUBBARD, HELEN M
829 LOCUST DR
RICHMOND, IN 47374

Legal

PT SEC 20-14-1 TRACT 6 0.38A



829 LOCUST DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
11/14/2013	HUBBARD, HELEN M	2013009988	CW	/		\$84,900	V
11/21/2007	KID BROTHERS OF S	2007011741	TD	/			I
04/30/2007	MULLINS, DEBRA A T		CO	/			I
01/01/1900	MULLINS, NEVA F &		CO	/			I

541, Mobile or Manufactured Home - Un

WAYNE-294202 (029)/2942

1/2

Notes

12/21/2021 Misc: 2022 GENERAL REVAL
5/29/2018 Misc: 2018 CORRECTION:
OBSOLESCENCE APPLIED IN ERROR.
9/6/2017 Misc: 2018 GENERAL REVALUATION

Res

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	☐	☐	☐	☐	☐
\$13,400	Land	\$13,400	\$11,300	\$9,900	\$9,900	\$3,400
\$13,400	Land Res (1)	\$13,400	\$11,300	\$9,900	\$9,900	\$2,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$1,400
\$110,200	Improvement	\$110,200	\$93,500	\$81,700	\$81,200	\$74,500
\$110,200	Imp Res (1)	\$110,200	\$93,500	\$81,700	\$81,200	\$74,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$123,600	Total	\$123,600	\$104,800	\$91,600	\$91,100	\$77,900
\$123,600	Total Res (1)	\$123,600	\$104,800	\$91,600	\$91,100	\$76,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$1,400

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
9	A		0	0.3835	1.67	\$20,900	\$34,903	\$13,385	0%	1.0000	100.00	0.00	0.00	\$13,390

Land Computations

Calculated Acreage	0.38
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.38
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.38
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	\$13,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$13,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$13,400

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1728 sqft

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☒Carpet

☒Sub & Joist

☐Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#

TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total48

Accommodations

Bedrooms3

Living Rooms1

Dining Rooms0

Family Rooms0

Total Rooms5

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

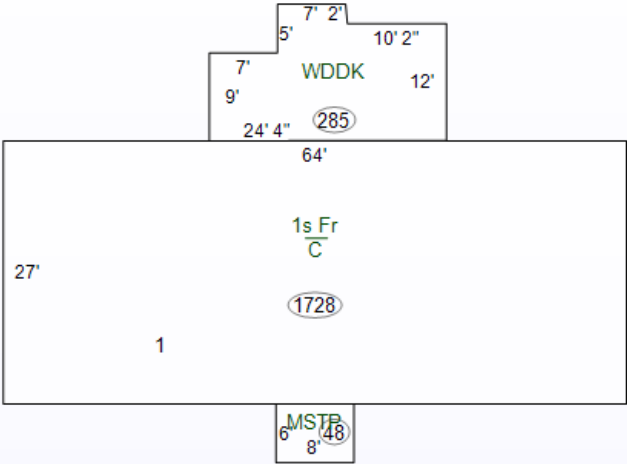
☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Stoop, Masonry	48	\$2,300
Wood Deck	285	\$5,900



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1728	1728	\$149,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1728	0	\$10,200
Slab				
Total Base				\$159,300
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1728
No Elec (-)				\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$166,900
Sub-Total, 1 Units				
Exterior Features (+)				\$8,200
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.85
Replacement Cost				\$119,068

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	2000	2000	25	A		0.85		1,728 sqft	\$119,068	26%	\$88,110	0%	100%	1.240	1.000	100.00	0.00	0.00	\$109,300
2: Car Shed	1		E	2005	2005	20	F	\$10.10	0.85	\$3.43	18'x21'	\$1,298	45%	\$710	0%	100%	1.240	1.000	100.00	0.00	0.00	\$900