

89-16-31-410-306.000-030

CAUDLE, KATHERINE A

427 NW 9TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-31-410-306.000-030
Local Parcel Number 46-31-410-306.000-29

Tax ID: 029-05314-00

Routing Number 4631410-031

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 294241-029
WAYNE-294241 (029)

Section/Plat 4631410

Location Address (1)
427 NW 9TH ST
RICHMOND, IN 47374

Zoning

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 2030

Ownership

CAUDLE, KATHERINE A
427 NW 9TH ST
RICHMOND, IN 47374

Legal

LOT 32 C H SELL REPLAT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 03/16/2023 and 01/01/1900.

Notes

1/19/2022 Misc: 2022: GENERAL REVALUATION
9/12/2017 Misc: 2018 GENERAL REVALUATION

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 various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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: Computation Name, Value. Rows include 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.

Data Source External Only

Collector 01/19/2022 rc

Appraiser 01/19/2022 lp

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 988 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	54	\$4,300
Wood Deck	224	\$5,000
Wood Deck	30	\$1,200
Canopy, Shed Type	30	\$400

Plumbing

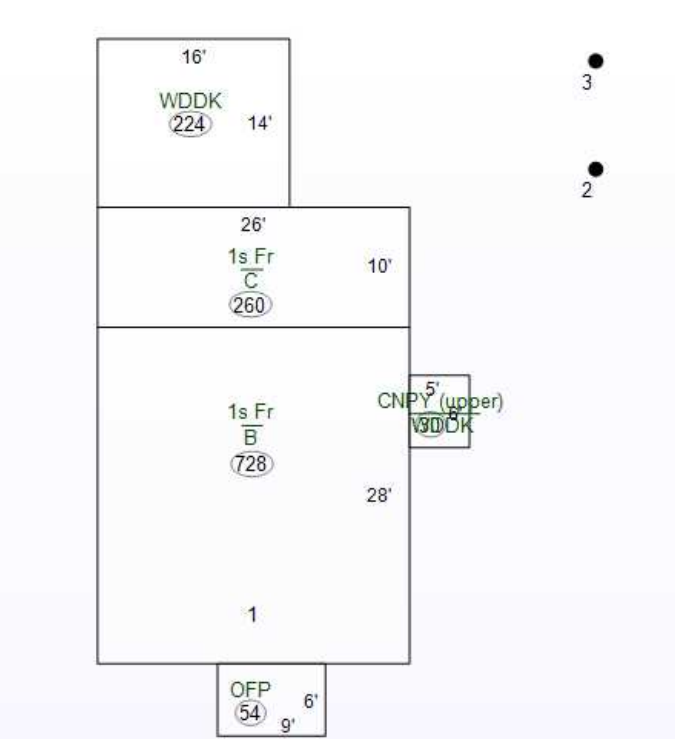
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	988	988	\$105,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	728	0	\$29,100	
Crawl	260	0	\$4,200	
Slab				

Total Base \$138,600

Adjustments 1 Row Type Adj. x 1.00 \$138,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:988 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$142,400

Sub-Total, 1 Units

Exterior Features (+)	\$10,900	\$153,300
Garages (+) 0 sqft	\$0	\$153,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$110,759

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+1	1945	1955	70	G		0.85		1,716 sqft	\$110,759	42%	\$64,240	0%	100%	1.060	1.000	100.00	0.00	0.00	\$68,100
2: Car Shed	1		E	2013	2013	12	A	\$10.10	0.85	\$3.43	12'x21'	\$865	25%	\$650	0%	100%	1.060	1.000	100.00	0.00	0.00	\$700
3: Detached Garage/Boat H	1	Wood Fr	C	1945	1945	80	A	\$55.64	0.85	\$47.29	14'x22'	\$14,567	45%	\$8,010	0%	100%	1.060	1.000	100.00	0.00	0.00	\$8,500