

89-16-31-410-308.000-030

KETRON, ROY MICHAEL & BILLI

419 NW 9TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-31-410-308.000-030
Local Parcel Number 46-31-410-308.000-29

Tax ID: 029-18613-00

Routing Number 4631410-029

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)
419 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

KETRON, ROY MICHAEL & BILLIE DE
419 NW 9TH ST
RICHMOND, IN 47374

Legal

LOT 34 C H SELLS REPLAT



Transfer of Ownership

Date 01/01/1900 Owner KETRON, ROY MICH Doc ID CO Book/Page Adj Sale Price V/I

Notes

8/24/2021 Misc: REASSESSMENT-added AC
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 for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

Data Source External Only

Collector 08/05/2021 rc

Appraiser 08/05/2021 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1560 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	200	\$1,500
Porch, Open Frame	48	\$4,300

Plumbing

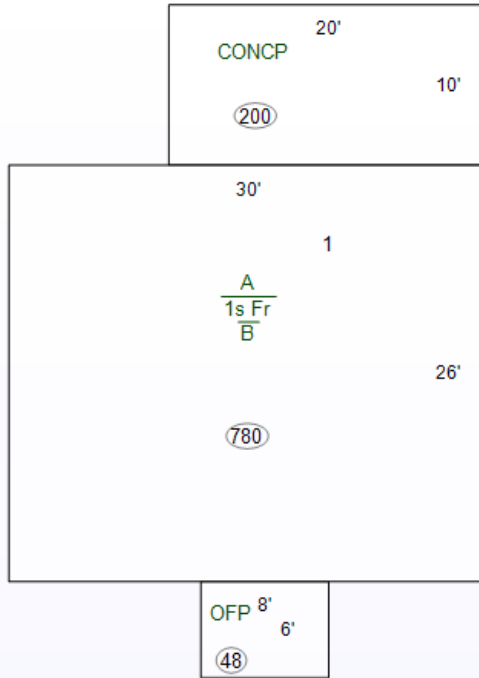
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	780	780	\$86,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		780	780	\$19,400	
Bsmt		780	0	\$30,100	
Crawl					
Slab					

Total Base \$136,000
Adjustments 1 Row Type Adj. x 1.00 \$136,000

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:780 \$5,000
 No Elec (-) \$0
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$141,000

Sub-Total, 1 Units

Exterior Features (+) \$5,800 \$146,800

Garages (+) 0 sqft \$0 \$146,800

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$106,063

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	D+1	1945	1960	65	A			0.85		2,340 sqft	\$106,063	47%	\$56,210	0%	100%	1.060	1.000	100.00	0.00	0.00	\$59,600
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75	A		\$48.82	0.85	\$41.50	16'x24'	\$15,935	45%	\$8,760	0%	100%	1.060	1.000	100.00	0.00	0.00	\$9,300