

89-16-31-410-316.000-030

CHRISTOPHER, RONALD R & R

408 NW 8TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-31-410-316.000-030
Local Parcel Number 46-31-410-316.000-29

Tax ID: 029-05473-00

Routing Number 4631410-015

Property Class 510 RENTAL
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) 408 NW 8TH ST RICHMOND, IN 47374

Ownership

CHRISTOPHER, RONALD R & ROND
528 INDIANA AVE
RICHMOND, IN 47374

Legal

LOT 18 DAVIS SUB

Transfer of Ownership

Date 01/01/1900 Owner CHRISTOPHER, RON
Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/19/2022 Misc: 2022: GENERAL REVALUATION



Res

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

Table with 7 columns: Year, Assessment Year, 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 15 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 01/19/2022 rc

Appraiser 01/19/2022 lp

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1352 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**

Plumbing

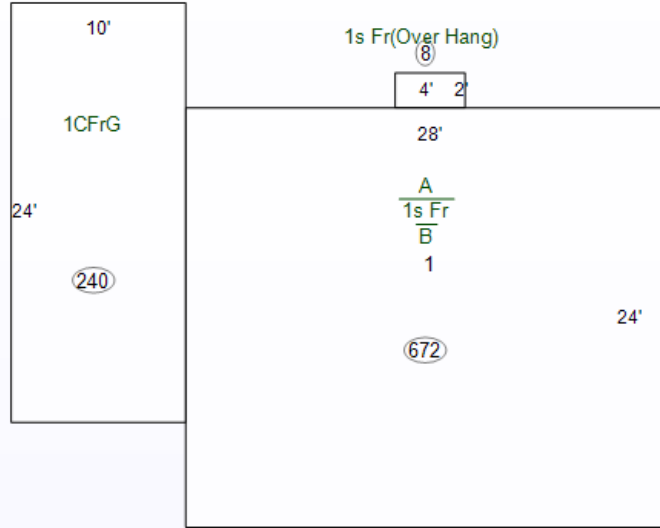
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	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	680	680	\$78,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	672	672	\$17,500	
Bsmt	672	0	\$28,100	
Crawl				
Slab				

Total Base \$124,200

Adjustments 1 Row Type Adj. x 1.00 \$124,200

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	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$125,800

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$125,800
Garages (+) 240 sqft	\$12,800	\$138,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$100,139

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	1945	80	A			0.85		2,024 sqft	\$100,139	50%	\$50,070	0%	100%	1.060	1.000	100.00	0.00	0.00	\$53,100
2: Utility Shed	1		D	2007	2007	18	A		\$21.43	0.85	\$14.57	12'x12'	\$2,098	50%	\$1,050	0%	100%	1.060	1.000	100.00	0.00	0.00	\$1,100