

89-16-31-430-217.000-030

HERNANDEZ, RUBEN R

209 NW 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-430-217.000-030
Local Parcel Number 46-31-430-217.000-29

Tax ID: 029-18447-00

Routing Number 4631430-073

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 294243-029 WAYNE-294243 (029)
Section/Plat 4631430
Location Address (1) 209 NW 10TH ST RICHMOND, IN 47374

Ownership

HERNANDEZ, RUBEN R
1534 DELBROOK DR
RICHMOND, IN 47374

Legal

50 FT OFF ENTIRE N SIDE LOTS 83 & 84
PEACOCK TERRACE



Transfer of Ownership

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

Notes

12/21/2021 Misc: 2022 GENERAL REVALUATION

Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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

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.

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

Data Source Aerial

Collector 12/13/2021 Nexus

Appraiser 12/21/2021 lp

Land Computations

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

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1848 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

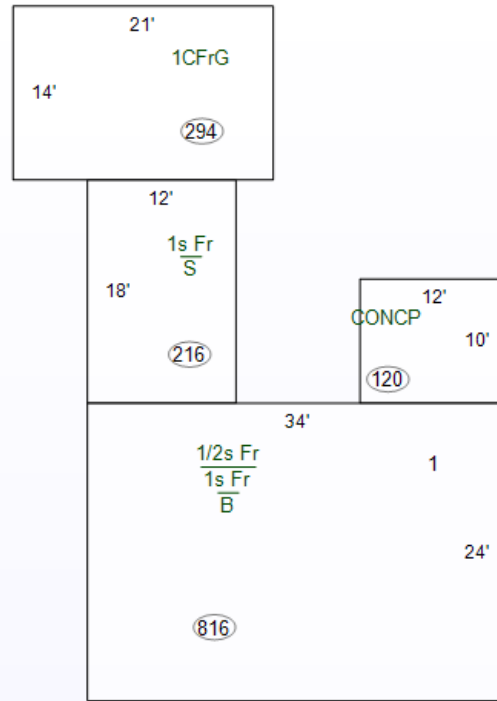
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1032	1032	\$106,900	
2				
3				
4				
1/4				
1/2 1Fr	816	816	\$36,900	
3/4				
Attic				
Bsmt	816	0	\$31,100	
Crawl				
Slab	216	0	\$0	
Total Base			\$174,900	

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1/2:816 1:1032	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$185,800

Sub-Total, 1 Units

Exterior Features (+)	\$1,000	\$186,800
Garages (+) 294 sqft	\$15,000	\$201,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$162,954

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 1/2	Wood Fr	C-1	1938	1955	70 G		0.85		2,664 sqft	\$162,954	37%	\$102,660	0%	100%	1.180 1.000	100.00	0.00	0.00	\$121,100