

89-16-32-240-203.000-030

HAROLD MARCUM SALES INC

909 N I ST

500, Vacant - Platted Lot

WAYNE-296265 (029)/2962

1/2

General Information

Parcel Number
89-16-32-240-203.000-030

Local Parcel Number
46-32-240-203.000-29

Tax ID:
029-53242-00

Routing Number
4632240-039

Property Class 500
Vacant - Platted Lot

Ownership

HAROLD MARCUM SALES INC
822 CHESTER BLVD
RICHMOND, IN 47374

Legal

W 1/2 & E 1/2 LOT 38 S S *TIF*

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/01/2016	HAROLD MARCUM S	2016007246	WD	/	\$3,500	I
12/10/2010	HEYOB, DANIEL T &	2010009775	CM	/	\$400	I
10/08/2010	WAYNE COUNTY BO	2010007717	TS	/		I
01/01/1900	WILLIAMS, FRED A L	2010007717	TS	/		I

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

7/20/2010 : 2009 C OF E. CORRECT AV DUE TO COMMISSIONER SALE PER WAYNE TWP ASSESSOR

10/27/2008 : 2007: MEMO GRM APPLIED PER WAYNE TOWNSHIP ASSESSOR, 9-7-2007 2008: MEMO REMOVE DWLG PER WAYNE TWP ASSESSOR 05-01-08. APPLIED (-)20% INFL. FACTOR TO LAND PARCEL /WAYNE TWP. ASSESSOR 05-15-08.



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 296265-029
WAYNE-296265 (029)

Section/Plat
4632240

Location Address (1)
909 N I ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$2,500	Land	\$2,500	\$2,200	\$1,900	\$1,900	\$1,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$2,500	Land Non Res (2)	\$2,500	\$2,200	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$1,900	\$1,900	\$1,900
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$2,500	Total	\$2,500	\$2,200	\$1,900	\$1,900	\$1,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$2,500	Total Non Res (2)	\$2,500	\$2,200	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$1,900	\$1,900	\$1,900

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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
F	F		50	50x131	0.94	\$67	\$63	\$3,150	-20%	1.0000	0.00	100.00	0.00	\$2,520

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.15
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.15
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$2,500
CAP 3 Value	\$0
Total Value	\$2,500

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial Collector 12/02/2021 Nexus Appraiser 12/02/2021

