

89-16-32-240-228.000-030

HAROLD MARCUM SALES INC

906 N H ST

510, 1 Family Dwell - Platted Lot

WAYNE-296265 (029)/2962

1/2

General Information

Parcel Number 89-16-32-240-228.000-030
Local Parcel Number 46-32-240-228.000-29

Tax ID: 029-40244-00

Routing Number 4632240-028

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 296265-029 WAYNE-296265 (029)

Section/Plat 4632240

Location Address (1) 906 N H ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

HAROLD MARCUM SALES INC
1001 CHESTER BLVD
RICHMOND, IN 47374

Legal

E 1/2 & W 1/2 LOT 39 S S *TIF*



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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

1/11/2022 Misc: 2022 GENERAL REVAL
10/26/2017 Misc: 2018 GENERAL REVALUATION

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

Data Source External Only

Collector 09/14/2021 ts

Appraiser 10/05/2021 rc

Total Value \$3,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1550 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	105	\$6,300
Wood Deck	340	\$7,100

Plumbing

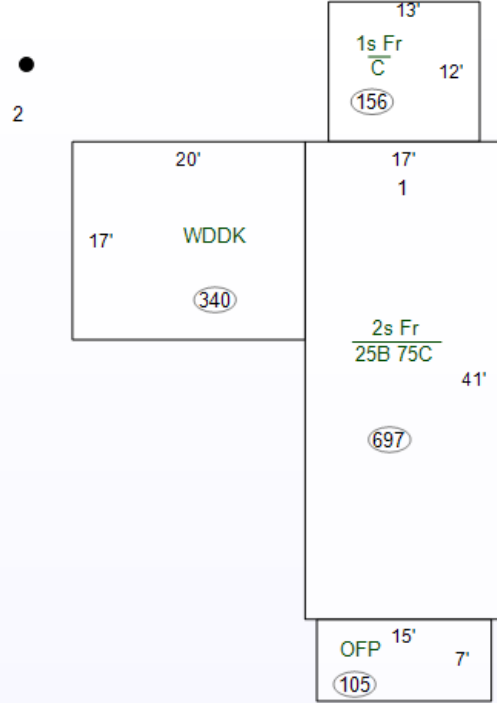
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	853	853	\$92,700	
2	1Fr	697	697	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		174	0	\$17,700	
Crawl		679	0	\$6,500	
Slab					

	Total Base	Value
Adjustments	1 Row Type Adj. x 1.00	\$159,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:853 2:697	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$165,300
Sub-Total, 1 Units	
Exterior Features (+)	\$13,400
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$129,111

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	2	Wood Fr	D+1	1946	1946	79	A		0.85		1,724 sqft	\$129,111	50%	\$64,560	10%	100%	0.790	1.000	100.00	0.00	0.00	\$45,900
2: Utility Shed	1	SV	D	1966	1966	59	A		0.85		6'x9'		65%		0%	100%	0.790	1.000	100.00	0.00	0.00	\$0