

89-16-32-240-511.000-030

GUESS, CHERYL DOROTHY

620 N 9TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296265 (029)/2962

1/2

General Information

Parcel Number 89-16-32-240-511.000-030
Local Parcel Number 46-32-240-511.000-29

Tax ID: 029-32603-00

Routing Number 4632240-004

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 296265-029 WAYNE-296265 (029)
Section/Plat 4632240
Location Address (1) 620 N 9TH ST RICHMOND, IN 47374

Ownership

GUESS, CHERYL DOROTHY
620 N 9TH ST
RICHMOND, IN 47374

Legal

LOT 18 E S *TIF*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 09/25/2008 and 01/01/1900 with owner names GUESS, CHERYL DO and GUESS, VERNON GR.

Notes

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

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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

Table with 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 All

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 09/15/2021 ts

Appraiser 10/05/2021 rc

Land Computations

Table with columns: Land Computations (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, Total Value \$3,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1484 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	96	\$6,300

Plumbing

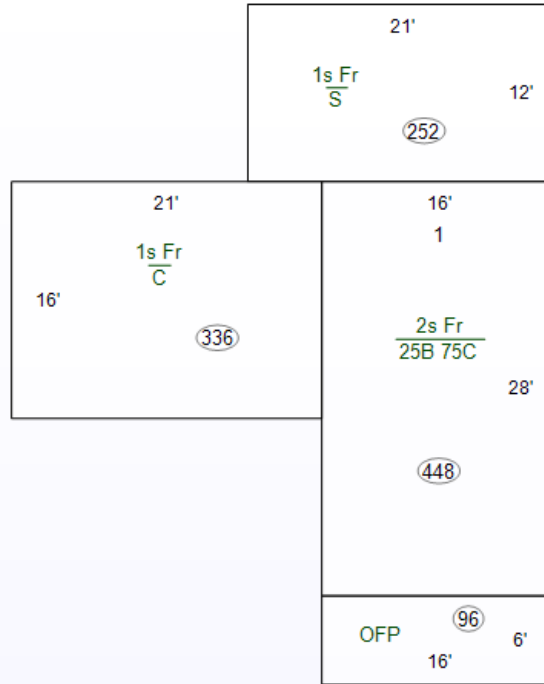
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1036	1036	\$106,900	
2	1Fr	448	448	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		112	0	\$16,400	
Crawl		672	0	\$6,500	
Slab		252	0	\$0	
Total Base					\$162,100

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:448 1:1036	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$166,800

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$173,100
Garages (+) 0 sqft	\$0	\$173,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$125,065

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	2	Wood Fr	D+1	1940	1955	70	A			0.85		1,596 sqft	\$125,065	47%	\$66,280	0%	100%	0.790	1.000	100.00	0.00	0.00	\$52,400