

89-16-32-240-601.000-030

ROSS, CHRISTOPHER J

908 N 8TH ST

500, Vacant - Platted Lot

WAYNE-296265 (029)/2962

1/2

**General Information**

**Parcel Number**  
89-16-32-240-601.000-030

**Local Parcel Number**  
46-32-240-601.000-29

**Tax ID:**  
029-43248-00

**Routing Number**  
4632240-061

**Property Class 500**  
Vacant - Platted Lot

**Ownership**

ROSS, CHRISTOPHER J  
201 NW J ST APT 2  
RICHMOND, IN 47374

**Legal**

LOT 62 S SANDERS & PT VAC ALLEY \*TIF\*

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/02/2024	ROSS, CHRISTOPHE	2024003017	CM	/	\$1,100	I
03/28/2024	BOARD OF COMMISS	2024002100	TS	/		I
12/02/2021	PARKS, CHRISTINA	2021011779	QC	/		I
04/03/2019	LOWRY, ORLANDO	2019002521	QC	/		I
05/03/2018	COFFEY, RONALD L II	2018003369	CM	/	\$500	I
04/04/2018	BOARD OF COMMISS	2018002464	TS	/		I

**Notes**

3/7/2025 Nexus: 2025 GENERAL REVAUATION

10/19/2022 Misc: 2022: STRUCTURES RAZED PER FC 10/19/2022

1/11/2022 Misc: 2022 GENERAL REVAL

9/14/2018 Misc: 2019: REMOVE COMMISSIONERS SALE VALUE DUE TO TRANSFER

4/6/2018 Misc: 2018: SET VALUE AT \$500 DUE TO COMMISSIONERS SALE PER AUDITOR 4-6-18

10/25/2017 Misc: 2018 GENERAL REVALUATION



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)**  
908 N 8TH 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	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$2,500</b>	<b>Land</b>	<b>\$2,500</b>	<b>\$2,100</b>	<b>\$1,800</b>	<b>\$1,800</b>	<b>\$2,300</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$1,800	\$2,300
\$2,500	Land Non Res (2)	\$2,500	\$2,100	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$1,800	\$0	\$0
<b>\$0</b>	<b>Improvement</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,200</b>
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$21,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$600
<b>\$2,500</b>	<b>Total</b>	<b>\$2,500</b>	<b>\$2,100</b>	<b>\$1,800</b>	<b>\$1,800</b>	<b>\$24,500</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$1,800	\$23,900
\$2,500	Total Non Res (2)	\$2,500	\$2,100	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$1,800	\$0	\$600

**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		53	53x110	0.86	\$67	\$58	\$3,074	-20%	1.0000	0.00	100.00	0.00	\$2,460

Zoning

Subdivision

Lot

Market Model

N/A

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 09/14/2021 ts

Appraiser 10/05/2021 rc

**Land Computations**

Calculated Acreage	0.13
Actual Frontage	53
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.13
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	0.13
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
<b>Total Value</b>	<b>\$2,500</b>

