

89-18-04-130-416.000-030

REFFITT, DENNIS E & GLENNA

410 S 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953 1/2

General Information

Parcel Number 89-18-04-130-416.000-030
Local Parcel Number 50-04-130-416.000-29

Tax ID: 029-99593-00

Routing Number 5004130-021

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 295398-029
WAYNE-295398 (029)

Section/Plat 5004130

Location Address (1)
410 S 10TH ST
RICHMOND, IN 47374

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 2028

Ownership

REFFITT, DENNIS E & GLENNA
410 S 10TH ST
RICHMOND, IN 47374

Legal

LOT 116 B & L



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/15/2007 REFFITT, DENNIS E and 01/01/1900 RIPPERGER, CARRO.

Notes

9/26/2023 Misc: 2024 GENERAL REVALUATION
8/22/2018 Misc: 2019 GENERAL REVALUATION - DET GAR GR E, COND F / REMOVE 2 UTILITY SHEDS

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.21), Actual Frontage (50), Developer Discount, Parcel Acreage (0.21), 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 (0.21), 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 (\$4,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,400).

Data Source External Only

Collector 09/15/2023 js

Appraiser 09/26/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1510 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, Enclosed Frame	290	\$18,000
Wood Deck	240	\$5,400

**Plumbing**

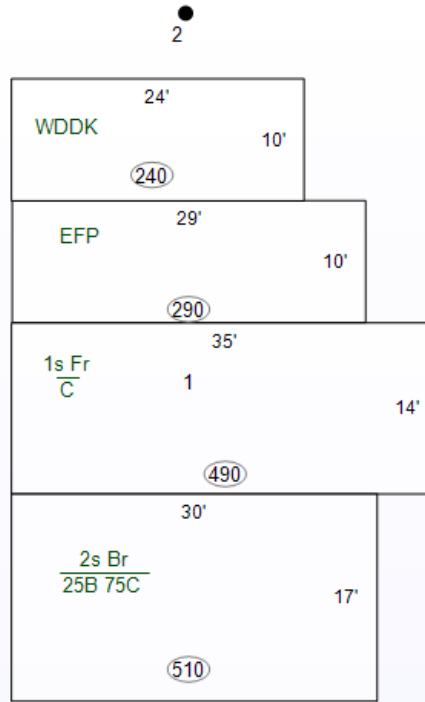
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	93	1000	1000	\$110,400	
2	7	510	510	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		128	0	\$16,800	
Crawl		872	0	\$7,100	
Slab					

**Total Base** \$176,000

**Adjustments 1 Row Type Adj. x 1.00** \$176,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$180,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$23,400	\$203,900
Garages (+) 0 sqft	\$0	\$203,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$155,984</b>

**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	4/6 Maso	D+2	1800	1800	225	F		0.85			1,638 sqft	\$155,984	65%	\$54,590	0%	100%	0.700	1.000	100.00	0.00	0.00	\$38,200
2: Detached Garage/Boat H	1	Pole	E	2004	2004	21	A		\$33.62	0.85	\$11.43	20'x21'	\$4,801	26%	\$3,550	0%	100%	0.700	1.000	100.00	0.00	0.00	\$2,500