

89-18-04-130-510.000-030

BASSETT, CHERIE LYNN & JEF

328 S 11TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-130-510.000-030
Local Parcel Number 50-04-130-510.000-29

Tax ID: 029-18713-00

Routing Number 5004130-072

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)
328 S 11TH 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 2029

Ownership

BASSETT, CHERIE LYNN & JEFFERY
328 S 11TH ST
RICHMOND, IN 47374

Legal

45 FT LOT 8 J M



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/15/2013 to 01/01/1900.

Notes

8/21/2024 Misc: 2025 GENERAL REVALUATION
8/16/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D++, COND P, ADD OBSL / DET GAR COND VP

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 (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

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. Row shows values for F, F, 45, 45x157, 1.02, \$81, \$83, \$3,735, 0%, 1.0000, 100.00, 0.00, 0.00, \$3,740.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.16), Actual Frontage (45), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$3,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,700).

Data Source External Only

Collector 08/12/2024 js

Appraiser 08/21/2024 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2040 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	48	\$4,300
Porch, Open Frame	105	\$6,300

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

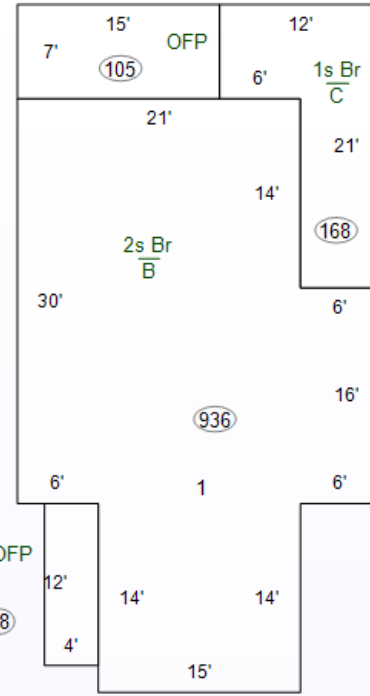
Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air

2



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1104	1104	\$122,600	
2	7	936	936	\$59,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		936	0	\$33,100	
Crawl		168	0	\$3,700	
Slab					
				Total Base	\$219,200
Adjustments				1 Row Type Adj. x 1.00	\$219,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$221,600
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,600	\$232,200
Garages (+) 0 sqft				\$0	\$232,200
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.85	
				Replacement Cost	\$177,633

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	Brick	D+2	1900	1900	125 P		0.85		2,976 sqft	\$177,633	75%	\$44,410	20%	100%	0.700	1.000	100.00	0.00	0.00	\$24,900
2: Detached Garage/Boat H	1	Concrete	D	1950	1950	75 VP	\$45.77	0.85	\$31.12	19'x24'	\$14,192	95%	\$710	0%	100%	0.700	1.000	100.00	0.00	0.00	\$500