

89-18-04-130-526.000-030

PETTUS, ANTONIO

439 S 10TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-130-526.000-030
Local Parcel Number 50-04-130-526.000-29
Tax ID: 029-47902-00
Routing Number 5004130-058
Property Class 520
2 Family Dwell - Platted Lot

Ownership

PETTUS, ANTONIO
439 S 10TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/11/2022 to 01/01/1900.

Notes

8/22/2018 Misc: 2019 GENERAL REVALUATION - REMOVE 2 UTILITY SHEDS

Barcode area

Legal

25 FT S 1/2 LOT 101 B & L 7 1/2 FT N PT LOT 100 B & L

Res

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) 439 S 10TH ST RICHMOND, IN 47374

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, Improvement, Total. Rows show values 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 F, F, 33, 33x157, 1.02, \$81, \$83, \$2,739, 0%, 1.0000, 100.00, 0.00, 0.00, \$2,740.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/06/2018 ts

Appraiser 08/22/2018 tw

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.12), Actual Frontage (33), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$2,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,700).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1344 sqft
<b>Make</b>	

**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 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 Masonry	98	\$6,700
Patio, Concrete	40	\$400

**Plumbing**

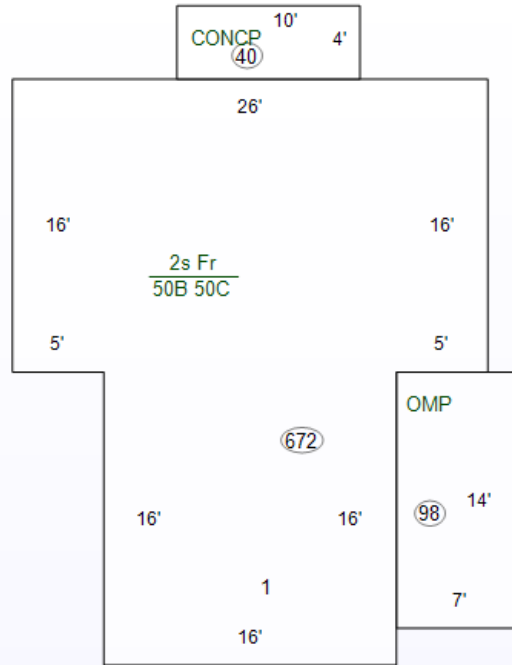
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	2	2
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	10

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	2
<b>Dining Rooms</b>	2
<b>Family Rooms</b>	0
<b>Total Rooms</b>	10

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	672	672	\$78,600	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		336	0	\$20,200	
Crawl		336	0	\$4,600	
Slab					

**Total Base** \$145,100

**Adjustments** 1 Row Type Adj. x 1.00 \$145,100

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 10 - 10 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

**Sub-Total, One Unit** \$153,900

**Sub-Total, 1 Units**

Exterior Features (+) \$7,100 \$161,000

Garages (+) 0 sqft \$0 \$161,000

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

**Replacement Cost** \$123,165

**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+2	1901	1901	124	A		0.85		1,680 sqft	\$123,165	50%	\$61,580	0%	100%	0.700	1.000	100.00	0.00	0.00	\$43,100
2: Utility Shed	1	SV	C	2022	2022	3	A		0.85		12'x10'		15%		0%	100%	0.700	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	C	2022	2022	3	A		0.85		8'x16'		15%		0%	100%	0.700	1.000	100.00	0.00	0.00	\$0