

89-18-04-130-527.000-030

LOGAN, TRACY

431 S 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

**General Information**

**Parcel Number**  
89-18-04-130-527.000-030

**Local Parcel Number**  
50-04-130-527.000-29

**Tax ID:**  
029-22999-00

**Routing Number**  
5004130-057

**Ownership**

LOGAN, TRACY  
431 S 10TH ST  
RICHMOND, IN 47374

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/14/2022	LOGAN, TRACY	2022011096	WD	/	\$79,000	I
05/14/2021	KQ RICHMOND LLC	2021004919	CM	/	\$8,100	I
05/10/2021	BOARD OF COMMISS	2021004706	TS	/		I
10/14/2009	JONES, MELVIN	2009009732	QC	/		I
01/01/1900	SANFILIPPO, DENNIS	2009009732	QC	/		I

**Notes**

5/12/2021 Misc: 2021 CORRECTION: PROCESSED FOR THE BOARD OF COMMISSIONERS 05-12-2021

8/22/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D+, ADD OBSL

**Legal**

50 FT LOT 102 B & L 7 FT S S LOT 103 B & L N 1/2 LOT 101 B & L

**Property Class 510** RENTAL  
1 Family Dwell - Platted Lot



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)**  
431 S 10TH 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	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	BOC SALE
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	05/12/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Other (external)
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>\$6,800</b>	<b>Land</b>	<b>\$6,800</b>	<b>\$5,700</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$100</b>
\$6,800	Land Res (1)	\$6,800	\$5,700	\$5,000	\$5,000	\$100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$82,400</b>	<b>Improvement</b>	<b>\$82,400</b>	<b>\$72,000</b>	<b>\$63,500</b>	<b>\$21,200</b>	<b>\$400</b>
\$82,400	Imp Res (1)	\$82,400	\$72,000	\$63,500	\$21,200	\$400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$89,200</b>	<b>Total</b>	<b>\$89,200</b>	<b>\$77,700</b>	<b>\$68,500</b>	<b>\$26,200</b>	<b>\$500</b>
\$89,200	Total Res (1)	\$89,200	\$77,700	\$68,500	\$26,200	\$500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**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		82	82x157	1.02	\$81	\$83	\$6,806	0%	1.0000	100.00	0.00	0.00	\$6,810

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** All

**Streets or Roads** Paved

**Neighborhood Life Cycle Stage** Static

**Land Computations**

Calculated Acreage	0.30
Actual Frontage	82
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.30
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	0.30
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	\$6,800
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$6,800</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1861 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 Masonry	198	\$10,500

**Plumbing**

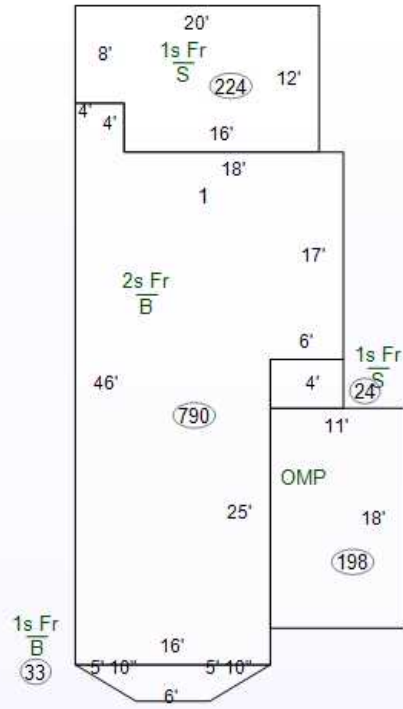
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1071	1071	\$110,000	
2	1Fr	790	790	\$45,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		823	0	\$31,100	
Crawl					
Slab		248	0	\$0	
				<b>Total Base</b>	\$186,600

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		\$186,600
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
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** \$186,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,500	\$197,100
Garages (+) 0 sqft	\$0	\$197,100
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		\$159,158

**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	C-1	1901	1989	36 G		0.85		2,684 sqft	\$159,158	26%	\$117,780	0%	100%	0.700	1.000	100.00	0.00	0.00	\$82,400