

89-18-04-130-709.000-030

RABE RESIDENTIAL PROPERTI

422 S 12TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-130-709.000-030
Local Parcel Number 50-04-130-709.000-29

Tax ID: 029-05123-00

Routing Number 5004130-140

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)
422 S 12TH 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

RABE RESIDENTIAL PROPERTIES L
411 S 23RD ST
RICHMOND, IN 47374

Legal

25 1/2 FT LOT 25 R B ET AL

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/30/2023 to 01/01/1900.

Notes

8/28/2024 Misc: 2025 GENERAL REVALUATION
8/21/2018 Misc: 2019 GENERAL REVALUATION - DET GAR COND VP



Res

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

Table with columns: 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 values for F, F, 26, 26x165, 1.05, \$81, \$85, \$2,210, 0%, 1.0000, 100.00, 0.00, 0.00, \$2,210.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.10), Actual Frontage (26), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$2,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,200).

Data Source External Only

Collector 08/09/2024 js

Appraiser 08/28/2024 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2 1/2  
**Style** N/A  
**Finished Area** 1498 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	96	\$6,700
Wood Deck	288	\$6,300

**Plumbing**

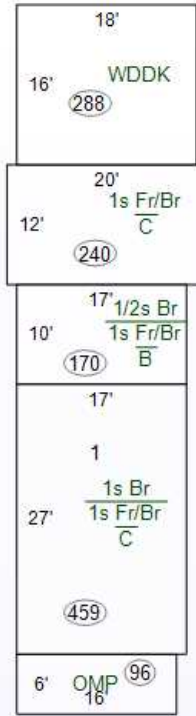
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**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



**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	94	869	869	\$101,200	
2	7	459	459	\$38,900	
3					
4					
1/4					
1/2	7	170	170	\$14,900	
3/4					
Attic					
Bsmt		170	0	\$17,700	
Crawl		699	0	\$6,600	
Slab					

	Total Base	Value
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$179,300</b>
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

**Specialty Plumbing**

Description	Count	Value
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<b>Sub-Total, One Unit</b>	\$183,800
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$13,000
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
<b>Replacement Cost</b>	<b>\$142,188</b>

**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 1/2	5/6 Maso	D+1	1850	1850	175 P		0.85		1,668 sqft	\$142,188	75%	\$35,550	75%	100%	0.700	1.000	100.00	0.00	0.00	\$6,200
2: Detached Garage/Boat H	1	Brick	D	1976	1976	49 VP	\$58.68	0.85	\$39.90	19'x24'	\$18,195	95%	\$910	0%	100%	0.700	1.000	100.00	0.00	0.00	\$600