

89-18-04-130-812.000-030

HENDERSON, PRUDENCE P

431 S 12TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-130-812.000-030
Local Parcel Number 50-04-130-812.000-29

Tax ID: 029-45857-00

Routing Number 5004130-150

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)
431 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

HENDERSON, PRUDENCE P
431 S 12TH ST
RICHMOND, IN 47374

Legal

N 1/2 & S 1/2 LOT 4 MC NEILL'S SUB DIV OF A PT
ROBERTS BROWN ET AL



Transfer of Ownership

Date 01/01/1900 Owner HENDERSON, PRUD
Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/28/2024 Misc: 2025 GENERAL REVALUATION

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

Table with 7 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 15 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 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 08/09/2024 js

Appraiser 08/28/2024 Nexus

Total Value \$3,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 960 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
Wood Deck	96	\$2,800

Plumbing

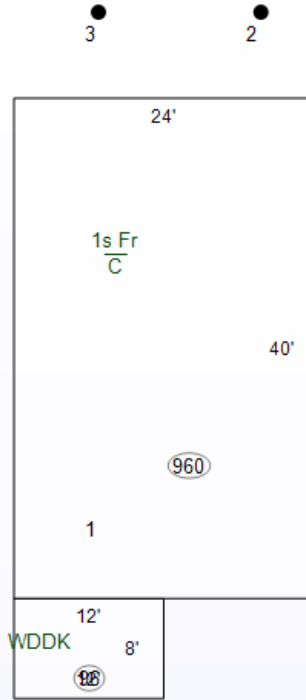
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	960	960	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	960	0	\$7,400	
Slab				

Total Base \$108,500

Adjustments 1 Row Type Adj. x 1.00 \$108,500

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 \$108,500

Sub-Total, 1 Units

Exterior Features (+) \$2,800 \$111,300

Garages (+) 0 sqft \$0 \$111,300

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$85,145

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	1	Wood Fr	D+2	1987	1987	38 A		0.85		960 sqft	\$85,145	34%	\$56,200	38%	100%	0.700	1.000	100.00	0.00	0.00	\$24,400
2: Car Shed	1		E	2010	2010	15 F	\$10.10	0.85	\$3.43	10'x18'	\$618	35%	\$400	0%	100%	0.700	1.000	100.00	0.00	0.00	\$300
3: Detached Garage/Boat H	1	Concrete	E	1930	1930	95 P	\$66.34	0.85	\$22.56	12'x18'	\$4,872	75%	\$1,220	0%	100%	0.700	1.000	100.00	0.00	0.00	\$900