

89-18-04-130-817.000-030

RABE RESIDENTIAL PROPERTI

447 S 12TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

**General Information**

**Parcel Number**  
89-18-04-130-817.000-030

**Local Parcel Number**  
50-04-130-817.000-29

**Tax ID:**  
029-48010-00

**Routing Number**  
5004130-145

**Ownership**

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

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/15/2009	RABE RESIDENTIAL		CO	/	\$2,800	I
09/15/2009	RABE RESIDENTIAL	2009008813	QC	/	\$0	I
07/29/2009	WAYNE COUNTY CO		CO	/	\$0	I
07/29/2009	WAYNE COUNTY BO	2009007287	TS	/	\$0	I
01/01/1900	WELSH, MILDRED	2009007287	TS	/		I

**Notes**

8/28/2024 Misc: 2025 GENERAL REVALUATION

8/21/2018 Misc: 2019 GENERAL REVALUATION - SFD GR. D+, COND P

**Legal**

28 FT S S LOT 57 R BROWN ET AL

**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)**  
447 S 12TH 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	AA
03/25/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
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 type="checkbox"/>
<b>\$1,500</b>	<b>Land</b>	<b>\$1,500</b>	<b>\$1,300</b>	<b>\$1,200</b>	<b>\$1,200</b>	<b>\$1,200</b>
\$1,500	Land Res (1)	\$1,500	\$1,300	\$1,200	\$1,200	\$1,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$18,100</b>	<b>Improvement</b>	<b>\$18,100</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>
\$18,100	Imp Res (1)	\$18,100	\$17,000	\$17,000	\$17,000	\$17,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$19,600</b>	<b>Total</b>	<b>\$19,600</b>	<b>\$18,300</b>	<b>\$18,200</b>	<b>\$18,200</b>	<b>\$18,200</b>
\$19,600	Total Res (1)	\$19,600	\$18,300	\$18,200	\$18,200	\$18,200
\$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		28	28x71	0.68	\$81	\$55	\$1,540	0%	1.0000	100.00	0.00	0.00	\$1,540

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

Data Source External Only

Collector 08/09/2024 js

Appraiser 08/28/2024 Nexus

**Land Computations**

Calculated Acreage	0.05
Actual Frontage	28
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.05
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	0.05
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	\$1,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$1,500</b>

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2 1/2
<b>Style</b>	N/A
<b>Finished Area</b>	1224 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 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	144	\$8,300
Porch, Enclosed Frame	77	\$7,800

**Plumbing**

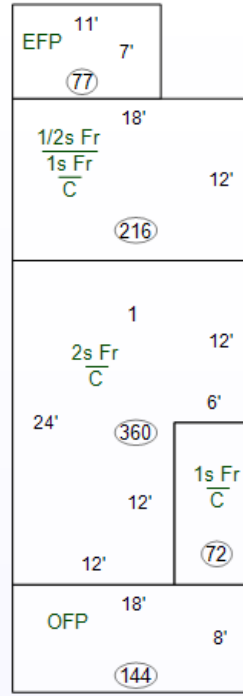
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	648	648	\$76,600	
2	1Fr	360	360	\$27,800	
3					
4					
1/4					
1/2	1Fr	216	216	\$16,600	
3/4					
Attic					
Bsmt					
Crawl		648	0	\$6,400	
Slab					

<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>Total Base</b>	<b>\$127,400</b>
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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
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	<b>\$127,400</b>
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<b>Sub-Total, 1 Units</b>	
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Exterior Features (+)	\$16,100	\$143,500
Garages (+) 0 sqft	\$0	\$143,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$103,679</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Wood Fr	D+1	1920	1920	105	P			0.85		1,224 sqft	\$103,679	75%	\$25,920	0%	100%	0.700	1.000	100.00	0.00	0.00	\$18,100