

89-18-04-310-413.000-030

INNOVATIVE PROPERTY LLC &

619 S 9TH ST

599, Other Residential Structures

WAYNE-296356 (029)/2963

1/2

**General Information**

**Parcel Number**  
89-18-04-310-413.000-030

**Local Parcel Number**  
50-04-310-413.000-29

**Tax ID:**  
029-99746-00

**Routing Number**  
5004310-011

**Ownership**

INNOVATIVE PROPERTY LLC & TAY  
2434 RICH RD  
RICHMOND, IN 47374

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/22/2023	INNOVATIVE PROPE	2023007304	CM	/	\$500	I
04/04/2023	BOARD OF COMMISS	2023002475	TS	/		I
02/25/2020	TELLEZ, JESUS	2020001534	QC	/	\$1,000	I
07/31/2017	WARD, ROBERT D	2017006193	QC	/		I
10/03/2013	GRAW, JASON DUAN	2013008786	QC	/	\$400	I
08/07/2013	HAWKINS, MARY	2013007093	QC	/		I

**Notes**

5/31/2023 Misc: 2023 COMMISSIONERS SALE

12/13/2022 Misc: 2023 GENERAL REVALUATION

**Legal**

39 X 120 FT LOT 3 E L C



**Property Class 599**  
Other Residential Structures

Res

Year: 2025

**Location Information**

**County**  
WAYNE

**Township**  
WAYNE TOWNSHIP

**District 030 (Local 029)**  
RICHMOND CITY -WAYNE TWP

**School Corp 8385**  
RICHMOND COMMUNITY

**Neighborhood 296356-029**  
WAYNE-296356 (029)

**Section/Plat**  
5004310

**Location Address (1)**  
619 S 9TH 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	2023	2022
WIP	<b>Reason For Change</b>	AA	AA	BOC SALE	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	05/31/2023	04/20/2023	04/22/2022
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Other (external)	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$3,600</b>	<b>Land</b>	<b>\$3,600</b>	<b>\$3,000</b>	<b>\$100</b>	<b>\$2,700</b>	<b>\$2,700</b>
\$3,600	Land Res (1)	\$3,600	\$3,000	\$0	\$2,700	\$2,700
\$0	Land Non Res (2)	\$0	\$0	\$100	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$600</b>	<b>Improvement</b>	<b>\$600</b>	<b>\$500</b>	<b>\$400</b>	<b>\$400</b>	<b>\$6,200</b>
\$600	Imp Res (1)	\$600	\$500	\$0	\$400	\$6,200
\$0	Imp Non Res (2)	\$0	\$0	\$400	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$4,200</b>	<b>Total</b>	<b>\$4,200</b>	<b>\$3,500</b>	<b>\$500</b>	<b>\$3,100</b>	<b>\$8,900</b>
\$4,200	Total Res (1)	\$4,200	\$3,500	\$0	\$3,100	\$8,900
\$0	Total Non Res (2)	\$0	\$0	\$500	\$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')**

Zoning	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		39	39x120	0.90	\$101	\$91	\$3,549	0%	1.0000	100.00	0.00	0.00	\$3,550

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
High

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025  
**Review Group** 2027

**Data Source** External Only **Collector** 10/25/2022 bb **Appraiser** 12/13/2022 Nexus

**Land Computations**

Calculated Acreage	0.11
Actual Frontage	39
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$3,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$3,600</b>

**General Information**

Occupancy Detached Garage  
 Description Detached Garage/Boat  
 Story Height 0  
 Style N/A  
 Finished Area  
 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

**Plumbing**

# TF

Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Accommodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Heat Type**

**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Total Base**

**Adjustments**

Row Type	Adj.	Value
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
<b>Sub-Total, One Unit</b>		\$0
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)		\$0
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
<b>Replacement Cost</b>		\$13,246

**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: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 VP	\$48.82	0.85	\$33.20	399 sqft	\$13,246	95%	\$660	0%	100%	0.850	1.000	100.00	0.00	0.00	\$600
2: Lean-To	1	SV	D	1920	1920	105 VP		0.85		4'x16' x 6'		85%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0