

89-18-04-330-318.000-030

QUALLS, ANTHONY

807 S 9TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

**General Information**

**Parcel Number**  
89-18-04-330-318.000-030

**Local Parcel Number**  
50-04-330-318.000-29

**Tax ID:**  
029-07814-00

**Routing Number**  
5004330-014

**Ownership**

QUALLS, ANTHONY  
529 NW M ST  
RICHMOND, IN 47374

**Legal**  
70.49 FT SOUTH 9TH STREET LOT 6 ELC

**Transfer of Ownership**

| Date       | Owner             | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 07/25/2017 | QUALLS, ANTHONY   | 2017006002 | QC   | /         | \$10,000       | I   |
| 09/29/2016 | PARKS, ALFRED J & | 2016008030 | CT   | /         |                | I   |
| 01/01/1900 | PARKS, ALFRED J & | 2016008030 | CT   | /         |                | I   |

**Notes**  
12/30/2022 Misc: 2023 GENERAL REVAL

**Property Class 510** RENTAL  
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 295379-029**  
WAYNE-295379 (029)

**Section/Plat**  
5004330

**Location Address (1)**  
807 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                     | 2022                     | 2021                     |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | <b>Reason For Change</b>   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 02/19/2025       | <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>\$8,900</b>   | <b>Land</b>                | <b>\$8,900</b>           | <b>\$7,600</b>           | <b>\$6,700</b>           | <b>\$6,700</b>           | <b>\$6,700</b>           |
| \$8,900          | Land Res (1)               | \$8,900                  | \$7,600                  | \$6,700                  | \$6,700                  | \$6,700                  |
| \$0              | Land Non Res (2)           | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)           | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| <b>\$81,700</b>  | <b>Improvement</b>         | <b>\$81,700</b>          | <b>\$70,300</b>          | <b>\$61,700</b>          | <b>\$39,800</b>          | <b>\$36,000</b>          |
| \$81,700         | Imp Res (1)                | \$81,700                 | \$70,300                 | \$61,700                 | \$35,100                 | \$31,900                 |
| \$0              | Imp Non Res (2)            | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)            | \$0                      | \$0                      | \$0                      | \$4,700                  | \$4,100                  |
| <b>\$90,600</b>  | <b>Total</b>               | <b>\$90,600</b>          | <b>\$77,900</b>          | <b>\$68,400</b>          | <b>\$46,500</b>          | <b>\$42,700</b>          |
| \$90,600         | Total Res (1)              | \$90,600                 | \$77,900                 | \$68,400                 | \$41,800                 | \$38,600                 |
| \$0              | Total Non Res (2)          | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (3)          | \$0                      | \$0                      | \$0                      | \$4,700                  | \$4,100                  |

**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              |         | 70         | 70x120 | 0.90   | \$141 | \$127     | \$8,890    | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$8,890 |

**Zoning**  
ZO01 Residential

**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** 12/15/2022 jh **Appraiser** 12/30/2022 Nexus

**Land Computations**

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.19                     |
| Actual Frontage         | 70                       |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.19                     |
| 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    | 0.19                     |
| 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             | \$8,900                  |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| <b>Total Value</b>      | <b>\$8,900</b>           |

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1736 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 | 196  | \$10,500 |
| Porch, Open Frame   | 196  | \$5,600  |
| Porch, Open Frame   | 160  | \$8,300  |
| Porch, Open Frame   | 160  | \$4,600  |
| Canopy, Shed Type   | 56   | \$500    |

**Plumbing**

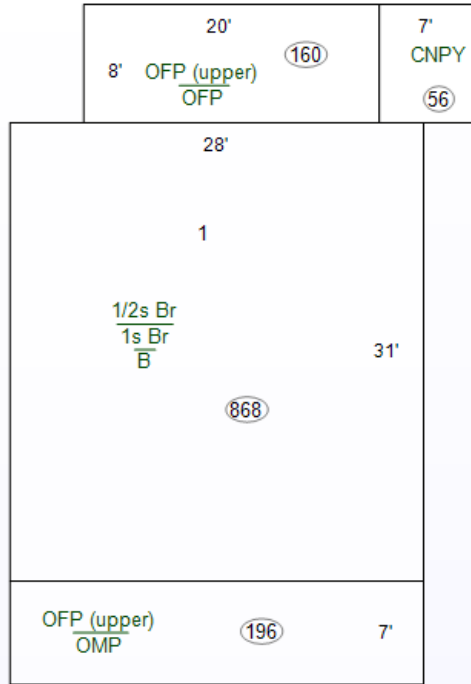
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 4 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 7 |

**Heat Type**

Central Warm Air



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |
|                    |       |       |

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 7      | 868  | 868    | \$104,700 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   | 7      | 868  | 868    | \$38,700  |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        | 868  | 0      | \$32,100  |        |
| Crawl |        |      |        |           |        |
| Slab  |        |      |        |           |        |

|                                   |                               | Total Base | \$175,500 |
|-----------------------------------|-------------------------------|------------|-----------|
| <b>Adjustments</b>                | <b>1 Row Type Adj. x 1.00</b> |            | \$175,500 |
| 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       |
| <b>Sub-Total, One Unit</b>        |                               |            | \$180,000 |
| <b>Sub-Total, 1 Units</b>         |                               |            |           |
| Exterior Features (+)             |                               | \$29,500   | \$209,500 |
| Garages (+) 0 sqft                |                               | \$0        | \$209,500 |
| Quality and Design Factor (Grade) |                               |            | 0.85      |
| Location Multiplier               |                               |            | 0.85      |
| <b>Replacement Cost</b>           |                               |            | \$151,364 |

**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 1/2        | Brick       | D+1   | 1918       | 1975     | 50         | A  |           | 0.85 |          | 2,604 sqft | \$151,364 | 40%      | \$90,820      | 0%      | 100% | 0.900 | 1.000 | 100.00 | 0.00  | 0.00  | \$81,700     |
| 2: Utility Shed         | 1            | SV          | C     | 2010       | 2010     | 15         | A  |           | 0.85 |          | 10'x25'    |           | 45%      |               | 0%      | 100% | 0.900 | 1.000 | 100.00 | 0.00  | 0.00  | \$0          |