

89-18-04-330-401.000-030

GOSS, DOUGLAS A & THERESA

900 S 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-04-330-401.000-030
Local Parcel Number 50-04-330-401.000-29

Tax ID: 029-45962-00

Routing Number 5004330-026

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 295379-029 WAYNE-295379 (029)
Section/Plat 5004330
Location Address (1) 900 S 10TH ST RICHMOND, IN 47374

Ownership

GOSS, DOUGLAS A & THERESA
900 S 10TH ST
RICHMOND, IN 47374

Legal

LOT 7 GP EARLYS EX 5 FT N END LOT 8 GP EARLYS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 02/21/2014 and 01/01/1900.

Notes

10/15/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D++, COND A / REMOVE UTILITY SHED, WDDK

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, 92, 92x121, 0.90, \$141, \$127, \$11,684, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,680.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 09/12/2022 ts

Appraiser 12/06/2022 rc

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.26), Actual Frontage (92), Developer Discount, Parcel Acreage (0.26), 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 (0.26), 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 (\$11,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1712 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 Frame	204	\$10,100
Wood Deck	96	\$2,800
Canopy, Roof Extension	48	\$1,000

Plumbing

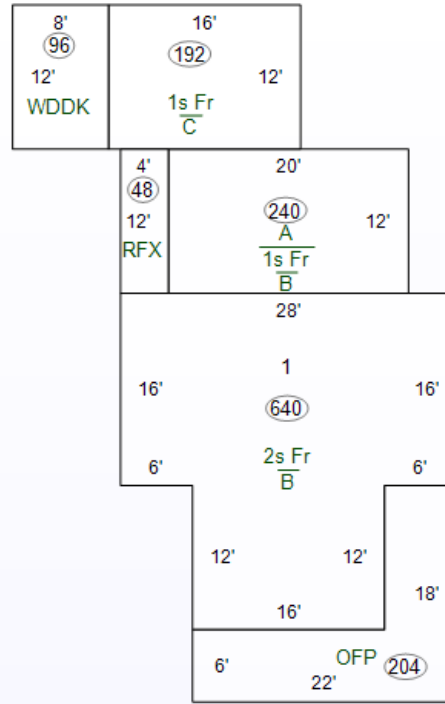
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
WDDK	1	96
RFX	1	48
1s Fr C	1	192
1s Fr B	1	192
2s Fr B	1	192
OFF	1	204

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1072	1072	\$110,000	
2	1Fr	640	640	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic		240	0	\$4,800	
Bsmt		880	0	\$32,100	
Crawl		192	0	\$3,800	
Slab					

Total Base \$191,600
Adjustments 1 Row Type Adj. x 1.00 \$191,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	2:640 1:1072 \$5,300
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$196,900
Sub-Total, 1 Units	\$196,900
Exterior Features (+)	\$13,900 \$210,800
Garages (+) 0 sqft	\$0 \$210,800
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
Replacement Cost	\$161,262

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	Wood Fr	D+2	1890	1940	85	A		0.85		2,832 sqft	\$161,262	50%	\$80,630	0%	100%	0.900	1.000	100.00	0.00	0.00	\$72,600
2: Utility Shed	1	SV	D	2020	2020	5	A		0.85		8'x8'		20%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0