

89-18-05-220-705.000-030

UNITED ANCIENT ORDER OF D

121 S 8TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-05-220-705.000-030
Local Parcel Number 50-05-220-705.000-29

Tax ID: 029-05714-00

Routing Number

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 295392-029 WAYNE-295392 (029)

Section/Plat 5005220

Location Address (1) 121 S 8TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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 2028

Ownership

UNITED ANCIENT ORDER OF DRUID
123 S 8TH ST
RICHMOND, IN 47374

Legal

21 1/2 FT N S LOT 41 C W S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/14/2023 UNITED ANCIENT OR and 01/01/1900 RUDY, JARED M.

Notes

9/19/2019 Misc: 2020 GENERAL REVAL
10/22/2018 Misc: 2019 GENERAL REVALUATIONS: CHANGE GRADE FROM C TO D+2 AND COND FROM AVERAGE TO FAIR, AND REMOVE SHED



Res

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

Table with 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). Rows show data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 F, F, 21, 21x132, 1.00, \$208, \$208, \$4,368, 0%, 1.0000, 100.00, 0.00, 0.00, \$4,370.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.06), Actual Frontage (21), Developer Discount, Parcel Acreage (0.06), 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 (0.06), 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 (\$4,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,400).

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1522 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, Enclosed Masonry	126	\$11,600
Balcony	126	\$3,100

Plumbing

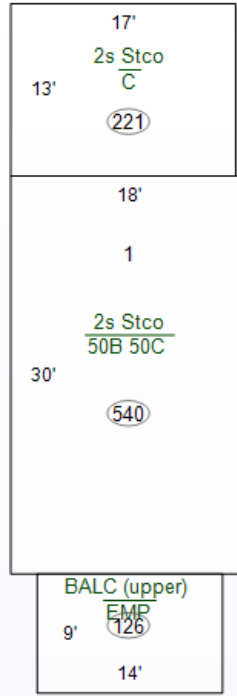
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	2	761	761	\$84,500	
2	2	761	761	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		270	0	\$19,400	
Crawl		491	0	\$5,700	
Slab					

Total Base \$153,600

Adjustments 1 Row Type Adj. x 1.00 \$153,600

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 \$153,600

Sub-Total, 1 Units

Exterior Features (+)	\$14,700	\$168,300
Garages (+) 0 sqft	\$0	\$168,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$128,750

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	Stucco	D+2	1920	1920	105	F			0.85		1,792 sqft	\$128,750	65%	\$45,060	8%	100%	0.930	1.000	100.00	0.00	0.00	\$38,600