

89-18-05-220-813.000-030

HENDERSON, LEONARD C II &

213 S 9TH ST

530, 3 Family Dwell - Platted Lot

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-05-220-813.000-030

Local Parcel Number 50-05-220-813.000-29

Tax ID: 029-52783-00

Routing Number

Property Class 530 RENTAL 3 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) 213 S 9TH 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

HENDERSON, LEONARD C II & GRA 600 W MAIN ST HAGERSTOWN, IN 47346

Legal

LOT 9 & 10 MGA & 8 FT 3 IN VAC ALLEY ADJ

Transfer of Ownership

Date 01/01/1900 Owner HENDERSON, LEON Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/18/2023 Misc: 2024 GENERAL REVALUATION



Res

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

Table with 7 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)

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

Table with 15 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

Land Computations

Table with 2 columns: Description, Value. Includes rows like Calculated Acreage (0.27), Actual Frontage (108), Developer Discount, Parcel Acreage (0.27), 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 (0.27), 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 (\$18,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,400)

Data Source External Only

Collector 09/14/2023 js

Appraiser 10/17/2022 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1462 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 checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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	65	\$5,300

**Plumbing**

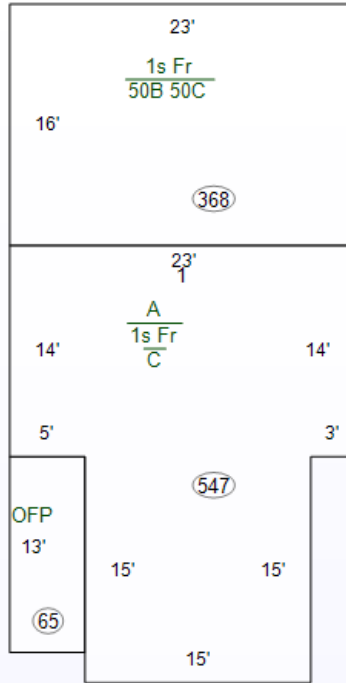
#	TF
<b>Full Bath</b>	3
<b>Half Bath</b>	0
<b>Kitchen Sinks</b>	3
<b>Water Heaters</b>	3
<b>Add Fixtures</b>	0
<b>Total</b>	9

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	3
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	915	915	\$99,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	547	547	\$15,100	
Bsmt	184	0	\$17,700	
Crawl	731	0	\$6,600	
Slab				

**Total Base** \$138,400

**Adjustments 1 Row Type Adj. x 1.00** \$138,400

Unfin Int (-)		\$0
Ex Liv Units (+)	C:2	\$17,600
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	15 - 15 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$156,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,300	\$161,300
Garages (+) 0 sqft	\$0	\$161,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$116,539

**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	Wood Fr	D+1	1900	1900	125 A		0.85		1,646 sqft	\$116,539	50%	\$58,270	0%	100%	0.930	1.000	34.00	66.00	0.00	\$54,200