

89-18-05-240-206.000-030

ANDERSON, THERESA & LISA N

228 S 9TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-240-206.000-030
Local Parcel Number 50-05-240-206.000-29

Ownership

ANDERSON, THERESA & LISA NICO
228 S 9TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/05/2022 ANDERSON, THERES and 01/01/1900 PHENIS, KEITH EUG.

Notes

10/17/2022 Misc: 2023 GENERAL REVAL

Tax ID: 029-45143-00

Legal

LOT 9 C A

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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).

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 5005240
Location Address (1) 228 S 9TH ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.14), Actual Frontage (46), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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).

Zoning

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: F, F, 46, 46x132, 0.95, \$101, \$96, \$4,416, 0%, 1.0000, 100.00, 0.00, 0.00, \$4,420.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

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 09/29/2022 jh

Appraiser 10/17/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2 1/2
Style N/A
Finished Area 1958 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 | 160 | \$8,800 |
| Wood Deck | 180 | \$4,100 |

Plumbing

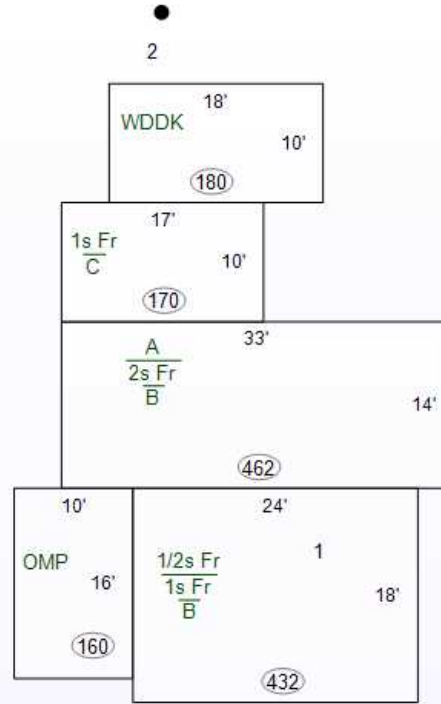
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 1Fr | 1064 | 1064 | \$110,000 | |
| 2 | 1Fr | 462 | 462 | \$32,300 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | 1Fr | 432 | 432 | \$23,400 | |
| 3/4 | | | | | |
| Attic | | 462 | 0 | \$5,800 | |
| Bsmt | | 894 | 0 | \$32,600 | |
| Crawl | | 170 | 0 | \$3,700 | |
| Slab | | | | | |

Total Base \$207,800

Adjustments 1 Row Type Adj. x 1.00 \$207,800

| | |
|------------------|------------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:1064 1/2:432 \$4,500 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$212,300

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$12,900 | \$225,200 |
| Garages (+) 0 sqft | \$0 | \$225,200 |
| Quality and Design Factor (Grade) | 0.90 | |
| Location Multiplier | 0.85 | |
| Replacement Cost | | \$172,278 |

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 1/2 | Wood Fr | D+2 | 1920 | 1975 | 50 | G | | 0.85 | | | 3,314 sqft | \$172,278 | 35% | \$111,980 | 0% | 100% | 0.850 | 1.000 | 100.00 | 0.00 | 0.00 | \$95,200 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | D | 1920 | 1920 | 105 | A | | \$55.64 | 0.85 | \$37.84 | 14'x22' | \$11,653 | 50% | \$5,830 | 0% | 100% | 0.850 | 1.000 | 100.00 | 0.00 | 0.00 | \$5,000 |