

General Information

Parcel Number 89-18-05-420-211.000-030
Local Parcel Number 50-05-420-211.000-29
Tax ID: 029-05084-00
Routing Number

Ownership

BAUMGARTNER, JEFFERY L & REBE
638 S 9TH ST
RICHMOND, IN 47374

Legal

LOT 65 S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/03/2023 to 01/01/1900.

Notes

10/14/2022 Misc: 2023 GENERAL REVAL

Property Class 510
1 Family Dwell - Platted Lot



Res

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 5005420
Location Address (1) 638 S 9TH ST RICHMOND, IN 47374

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, 40, 40x199, 1.10, \$141, \$155, \$6,200, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,200.

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 09/29/2022 jh

Appraiser 10/14/2022 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.18), Actual Frontage (40), Developer Discount, Parcel Acreage (0.18), 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 (0.18), 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 (\$6,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1190 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	60	\$4,300
Porch, Enclosed Frame	80	\$7,800
Wood Deck	224	\$5,000

Plumbing

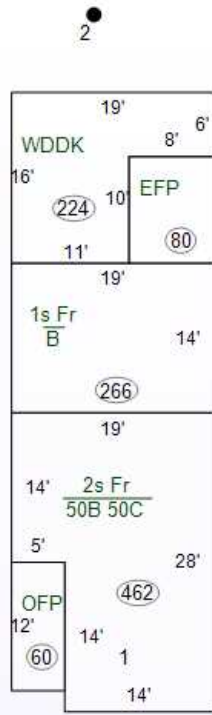
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	728	728	\$82,500	
2	1Fr	462	462	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		497	0	\$24,100	
Crawl		231	0	\$4,000	
Slab					

Total Base \$142,900

Adjustments 1 Row Type Adj. x 1.00 \$142,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:728 2:462 \$5,700
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$148,600

Sub-Total, 1 Units

Exterior Features (+)	\$17,100	\$165,700
Garages (+) 0 sqft	\$0	\$165,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$126,761

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	1900	1975	50	A		0.85		1,687 sqft	\$126,761	40%	\$76,060	0%	100%	0.900	1.000	100.00	0.00	0.00	\$68,500
2: Utility Shed	1	SV	D	2004	2004	21	A		0.85		8'x12'		55%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0