

89-18-05-420-718.000-030

GEPHART, BARBARA J

729 S 7TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/4

General Information

Parcel Number 89-18-05-420-718.000-030
Local Parcel Number 50-05-420-718.000-29

Tax ID: 029-40572-01

Routing Number

Property Class 520 RENTAL
2 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 5005420

Location Address (1) 729 S 7TH 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

GEPHART, BARBARA J
C/O AHMET BASGELEN
329 SW 1ST ST
RICHMOND, IN 47374

Legal

PT LOT 4 D BURGESS 42.6 X 130 FT (CONTRACT: AHMET BASGELEN 11-3-22 2022010929)



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$5,700, \$54,600, \$60,300).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (42), Size (43x130), Factor (0.94), Rate (\$141), Adj. Rate (\$133), Ext. Value (\$5,719), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$5,720).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 11/03/2022, 01/24/2011, 01/01/1900.

Notes

9/26/2023 Misc: 2024 GENERAL REVALUATION
10/17/2019 Misc: 2020 GENERAL REVAL

Res

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.13, Actual Frontage 42, Developer Discount, Parcel Acreage 0.13, 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 0.13, 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 \$5,700, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$5,700).

Data Source External Only

Collector 09/12/2023 js

Appraiser 09/26/2023 Nexus

**General Information**

<b>Occupancy</b>	Row Type
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1218 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	108	\$6,300
Porch, Enclosed Frame	36	\$4,800

**Plumbing**

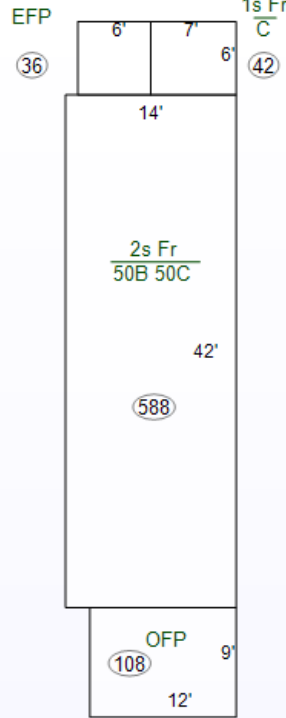
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	630	630	\$74,600	
2	1Fr	588	588	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		294	0	\$19,800	
Crawl		336	0	\$4,600	
Slab					

<b>Total Base</b>	\$138,400
<b>Adjustments</b>	<b>2 Row Type Adj. x 0.95</b>
	\$131,480

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$137,580
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**Sub-Total, 1 Units**

Exterior Features (+)	\$11,100	\$148,680
Garages (+) 0 sqft	\$0	\$148,680
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$113,740

**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	Wood Fr	D+2	1920	1920	105	F			0.85		1,512 sqft	\$113,740	65%	\$39,810	24%	100%	0.90	1.000	0.00	100.00	0.00	\$27,200

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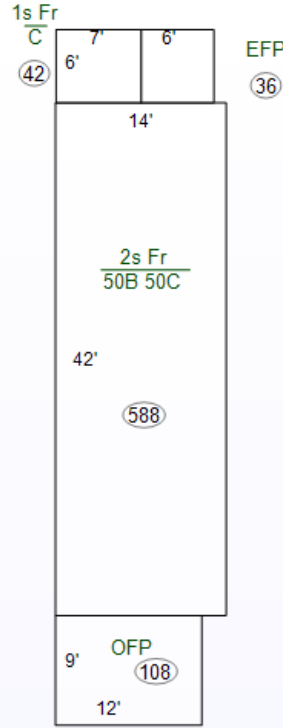
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Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:630 2:588 \$5,500
No Elec (-)	\$0
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Spec Plumb (+)	\$0
Elevator (+)	\$0

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