

89-18-05-440-329.000-030

HENSLEY, JEFFERY A & SHANN

801 S 7TH ST

599, Other Residential Structures

WAYNE COM-294198 (029)/

1/4

General Information

Parcel Number 89-18-05-440-329.000-030
Local Parcel Number 50-05-440-329.000-29

Ownership

HENSLEY, JEFFERY A & SHANNON
354 W FARLOW RD
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 04/04/2011 and 01/01/1900.

Notes

9/22/2023 Misc: 2024 GENERAL REVALUATION
11/4/2019 Misc: 2020: GENERAL REVAL

Tax ID: 029-42951-00

Legal

LOT 1 M C R

Routing Number

Property Class 599 RENTAL
Other Residential Structures



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, Improvement, Total. Rows show valuation data for years 2022-2025.

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294198-029 WAYNE COM-294198 (029)
Section/Plat 5005440
Location Address (1) 801 S 7TH ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Zoning ZO01 Residential

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 zoning details for ZO01 Residential.

Subdivision

Lot

Market Model WAYNE COM-294198 (029)

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 2028

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/22/2023 Nexus

Total Value \$6,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1768 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**

Plumbing

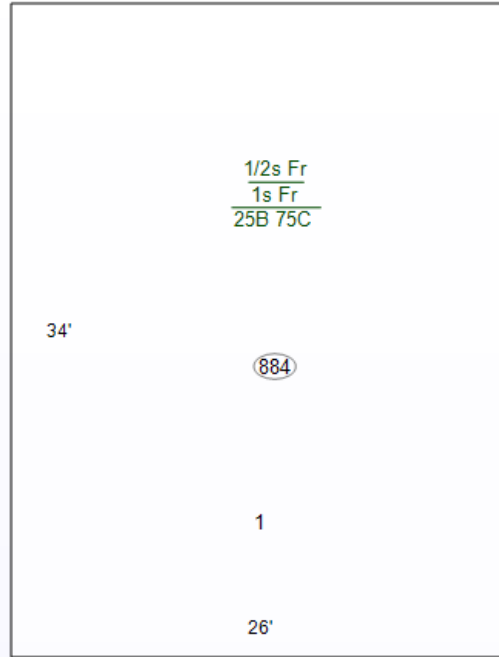
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 1
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 4

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	884	884	\$94,800	
2					
3					
4					
1/4					
1/2	1Fr	884	884	\$38,100	
3/4					
Attic					
Bsmt		221	0	\$18,500	
Crawl		663	0	\$6,500	
Slab					

Total Base \$157,900

Adjustments 1 Row Type Adj. x 1.00 \$157,900

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 (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$162,400

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$162,400
Garages (+) 0 sqft	\$0	\$162,400
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$117,334

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	1 1/2	Wood Fr	D+1	1920	1920	105	A			0.85		1,989 sqft	\$117,334	50%	\$58,670	0%	100%	1.000	1.000	0.00	100.00	0.00	\$58,700

General Information

Occupancy	C/I Building	Pre. Use	Theater
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(306')
Heating	3912 sqft
A/C	
Sprinkler	

Plumbing RES/CI

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

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

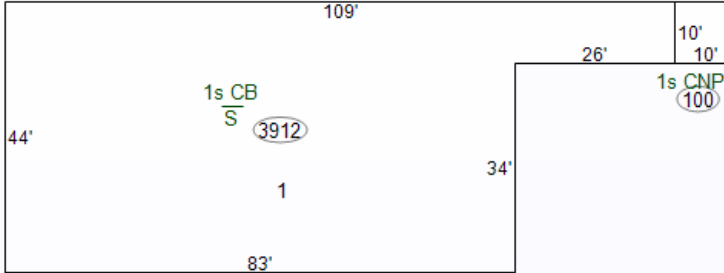
Exterior Features

Description	Area	Value
Canopy, Shed Type	100	\$900

Special Features

Other Plumbing

Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCM
Use	THEATRE
Use Area	3912 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	306'
PAR	8
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'
Base Rate	\$168.85
Frame Adj	(\$16.09)
Wall Height Adj	(\$17.00)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$135.76
BPA Factor	1.00
Sub Total (rate)	\$135.76
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	(\$7.31)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$128.45
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$502,496

Building Computations

Sub-Total (all floors)	\$502,496	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$511,396
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$412,953
Exterior Features	\$900		

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: Mixed Use Commercial	1	Concrete	C-1	1920	1920	105	P		0.85		3,912 sqft	\$412,953	80%	\$82,590	50%	100%	1.000	1.000	0.00	0.00	100.00	\$41,300

