

89-18-05-440-406.000-030

General Information

Parcel Number
89-18-05-440-406.000-030

Local Parcel Number
50-05-440-406.000-29

Tax ID:
029-05351-00

Routing Number

Property Class 510 RENTAL
1 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 296356-029
WAYNE-296356 (029)

Section/Plat
5005440

Location Address (1)
824 S 7TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

MEREDITH, LLC

Ownership

MEREDITH, LLC
JOHN MEREDITH
800 S 7TH ST
RICHMOND, IN 47374

Legal

LOT 7 ANNA M KLOECHERS

824 S 7TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	MEREDITH, LLC		CO	/			

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963 1/2

Notes

9/22/2023 Misc: 2024 GENERAL REVALUATION
10/9/2019 Misc: 2020 GENERAL REVAL



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$4,100	Land	\$4,100	\$3,500	\$3,000	\$3,000	\$3,000
\$4,100	Land Res (1)	\$4,100	\$3,500	\$3,000	\$3,000	\$3,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$50,100	Improvement	\$50,100	\$43,000	\$41,200	\$41,200	\$37,700
\$50,100	Imp Res (1)	\$50,100	\$43,000	\$41,200	\$41,200	\$37,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$54,200	Total	\$54,200	\$46,500	\$44,200	\$44,200	\$40,700
\$54,200	Total Res (1)	\$54,200	\$46,500	\$44,200	\$44,200	\$40,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		40	40x152	1.01	\$101	\$102	\$4,080	0%	1.0000	100.00	0.00	0.00	\$4,080

Land Computations

Calculated Acreage	0.14
Actual Frontage	40
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	\$4,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,100

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/22/2023 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1008 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Open Frame

48

\$4,300

Wood Deck

96

\$2,800

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

0

Dining Rooms

0

Family Rooms

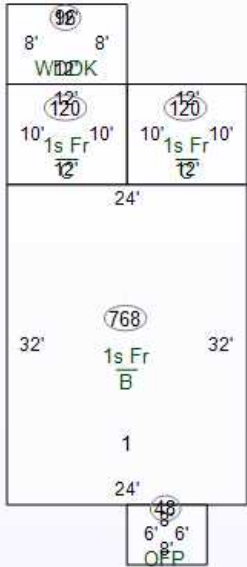
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		768	0	\$30,100	
Crawl		240	0	\$4,200	
Slab					
				Total Base	\$139,600
Adjustments				1 Row Type Adj. x 1.00	\$139,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1008	\$3,800
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$143,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,100	\$150,500
Garages (+) 0 sqft				\$0	\$150,500
Quality and Design Factor (Grade)				0.80	
Location Multiplier				0.85	
				Replacement Cost	\$102,340

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	1943	1973	52	A		0.85		1,776 sqft	\$102,340	45%	\$56,290	0%	100%	0.850	1.000	100.00	0.00	0.00	\$47,800
2: Detached Garage/Boat H	1	Wood Fr	D	1943	1943	82	P	\$55.64	0.85	\$37.84	14'x20'	\$10,594	75%	\$2,650	0%	100%	0.850	1.000	100.00	0.00	0.00	\$2,300