

89-18-05-440-710.000-030

BREEDEN, DAVID T

1110 S 9TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-440-710.000-030
Local Parcel Number 50-05-440-710.000-29

Ownership

BREEDEN, DAVID T
1110 S 9TH ST
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner BREEDEN, DAVID T Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/18/2022 Misc: 2023 GENERAL REVALUATION

Tax ID: 029-03552-00

Legal

LOT 9 G H K 2ND

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)

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) 1110 S 9TH ST RICHMOND, IN 47374

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025, 2024, 2023, 2022, 2021.

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.

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

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

Review Group 2027

Data Source External Only

Collector 05/17/2022 rc

Appraiser 08/18/2022 Nexus

Total Value \$4,200

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1260 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, Enclosed Frame	56	\$6,300
Porch, Open Frame	160	\$8,300

**Plumbing**

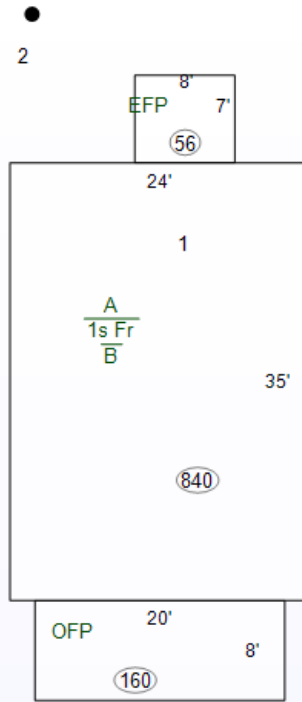
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	840	840	\$92,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	840	420	\$14,600	
Bsmt	840	0	\$31,600	
Crawl				
Slab				

**Total Base** \$138,900  
**Adjustments 1 Row Type Adj. x 1.00** \$138,900

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

**Sub-Total, One Unit** \$138,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,600	\$153,500
Garages (+) 0 sqft	\$0	\$153,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$110,904

**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	1	Wood Fr	D+1	1935	1935	90	G		0.85		2,520 sqft	\$110,904	45%	\$61,000	0%	100%	0.850	1.000	100.00	0.00	0.00	\$51,900
2: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	31	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	26%	\$18,040	0%	100%	0.850	1.000	100.00	0.00	0.00	\$15,300