

89-18-06-210-623.000-030

RENEAU, JESSICA L

116 SW 9TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294412 (029)/2944

1/2

General Information

Parcel Number 89-18-06-210-623.000-030
Local Parcel Number 50-06-210-623.000-29

Tax ID: 029-12976-00

Routing Number

Property Class 510
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 294412-029
WAYNE-294412 (029)

Section/Plat 5006210

Location Address (1)
116 SW 9TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

RENEAU, JESSICA L
116 SW 9TH ST
RICHMOND, IN 47374

Legal

LOT 51 HIGHLAND TERRACE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/08/2023 to 01/29/2018.

Notes

2/23/2024 Misc: 2024; SLAES REVIEW
10/11/2019 Misc: 2020 GENERAL REVAL
11/1/2018 Misc: ADD CNPY, A/C / DET GAR COND A PER F/C TOWNSHIP ASSESSOR 10/17/2018

Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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.

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.

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1600 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
Patio, Treated Pine	126	\$900
Canopy, Shed Type	126	\$1,100
Porch, Open Frame	112	\$6,300

Plumbing

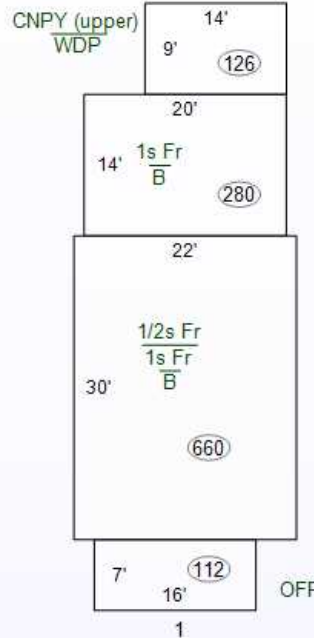
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	940	940	\$101,100	
2					
3					
4					
1/4					
1/2	1Fr	660	660	\$31,400	
3/4					
Attic					
Bsmt		940	0	\$33,600	
Crawl					
Slab					

Total Base \$166,100
Adjustments 1 Row Type Adj. x 1.00 \$166,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:940 1/2:660 \$5,300
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$173,800

Sub-Total, 1 Units

Exterior Features (+)	\$8,300	\$182,100
Garages (+) 0 sqft	\$0	\$182,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$154,785

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 1/2	Wood Fr	C	1920	2009	16	A		0.85		2,540 sqft	\$154,785	15%	\$131,570	0%	100%	1.000	1.100	100.00	0.00	0.00	\$144,700
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	A	\$51.44	0.85	\$34.98	340 sqft	\$11,893	50%	\$5,950	0%	100%	1.050	1.000	100.00	0.00	0.00	\$6,200
3: Utility Shed	1	SV	C	2023	2023	2	A		0.85		8'x12'		10%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0