

89-18-08-210-510.000-030

General Information

Parcel Number
89-18-08-210-510.000-030

Local Parcel Number
50-08-210-510.000-29

Tax ID:
029-17829-00

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 295379-029
WAYNE-295379 (029)

Section/Plat
5008210

Location Address (1)
1339 S 4TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2028

CRUTCHER, EDWARD P & CATH

Ownership

CRUTCHER, EDWARD P & CATHERI
1339 S 4TH ST
RICHMOND, IN 47374

Legal

LOT 648 BEALLVIEW

CRUTCHER, EDWARD P & CATH

1339 S 4TH ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date
01/01/1900

Owner
CRUTCHER, EDWAR

Doc ID
CO

Code
/

Book/Page
I

Adj Sale Price
V/I

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
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	☐	☐	☒	☐	☐
\$6,000	Land	\$6,000	\$5,100	\$4,400	\$4,400	\$4,400
\$6,000	Land Res (1)	\$6,000	\$5,100	\$4,400	\$4,400	\$4,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$46,300	Improvement	\$46,300	\$39,700	\$34,900	\$34,900	\$34,000
\$46,300	Imp Res (1)	\$46,300	\$39,700	\$34,900	\$34,900	\$34,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$52,300	Total	\$52,300	\$44,800	\$39,300	\$39,300	\$38,400
\$52,300	Total Res (1)	\$52,300	\$44,800	\$39,300	\$39,300	\$38,400
\$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		41	41x160	1.03	\$141	\$145	\$5,945	0%	1.0000	100.00	0.00	0.00	\$5,950

Notes

8/9/2023 Misc: 2024 GENERAL REVALUATION

10/22/2019 Misc: 2020 GENERAL REVAL

Land Computations

Calculated Acreage
0.15

Actual Frontage
41

Developer Discount
☐

Parcel Acreage
0.15

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
0.15

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
\$6,000

CAP 2 Value
\$0

CAP 3 Value
\$0

Total Value
\$6,000

Data Source
External Only

Collector
06/20/2023 js

Appraiser
08/09/2023 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

816 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	100	\$2,800
Canopy, Shed Type	100	\$900
Porch, Enclosed Frame	208	\$13,800
Wood Deck	156	\$3,700

Plumbing

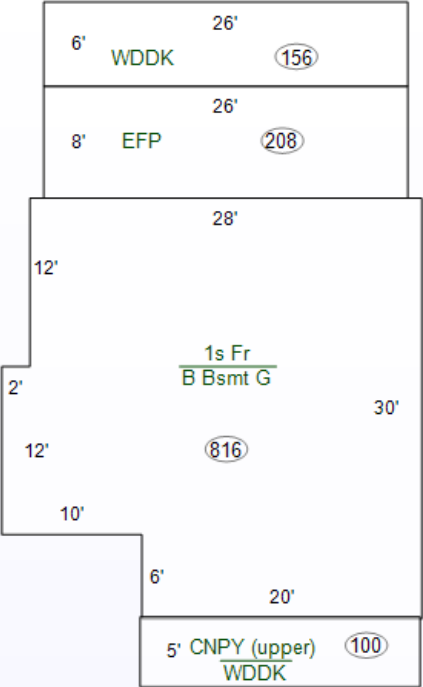
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	816	816	\$90,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		816	0	\$31,100	
Crawl					
Slab					
		Total Base			\$121,700
Adjustments		1 Row Type Adj. x 1.00			\$121,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)		1:816			\$5,000
No Elec (-)					\$0
Plumbing (+ / -)		5 – 5 = 0 x \$0			\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$126,700
		Sub-Total, 1 Units			
Exterior Features (+)		\$21,200			\$147,900
Garages (+) 200 sqft		\$3,500			\$151,400
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.85
		Replacement Cost			\$102,952

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	1946	1946	79	A		0.85		1,632 sqft	\$102,952	50%	\$51,480	0%	100%	0.900	1.000	100.00	0.00	0.00	\$46,300