

89-18-08-230-609.000-030

HURD, KAREEM & GENEVA HU

1635 S 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-08-230-609.000-030
Local Parcel Number 50-08-230-609.000-29

Tax ID: 029-10163-00

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 5008230

Location Address (1)
1635 S 4TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

HURD, KAREEM & GENEVA HURD JT
1635 S 4TH ST
RICHMOND, IN 47374

Legal

LOTS 682 & 683 BEALL

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/14/2025 to 01/01/1900.

Notes

1/3/2024 Misc: 2024 GENERAL REVAUATION
10/23/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

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. Row shows F, F, 81, 81x160, 1.03, \$141, \$145, \$11,745, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,750.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.30), Actual Frontage (81), Developer Discount, Parcel Acreage (0.30), 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 (0.30), 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 (\$11,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,800).

Data Source External Only

Collector 05/24/2023 js

Appraiser 01/03/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1036 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	108	\$9,400
Porch, Open Frame	192	\$10,100
Canopy, Shed Type	220	\$1,800
Patio, Concrete	220	\$1,700

Plumbing

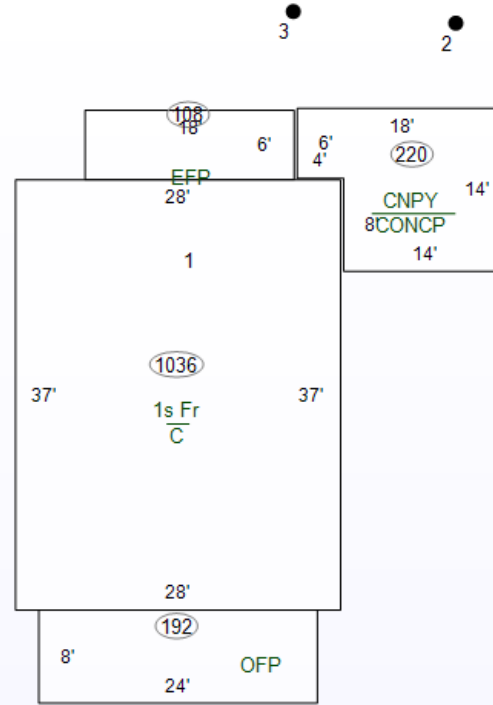
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1036	1036	\$106,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1036	0	\$7,700	
Slab					

Total Base \$114,600
Adjustments 1 Row Type Adj. x 1.00 \$114,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1036 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$118,400

Sub-Total, 1 Units

Exterior Features (+)	\$23,000	\$141,400
Garages (+) 0 sqft	\$0	\$141,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$108,171

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+2	1935	1985	40	A		0.85		1,036 sqft	\$108,171	34%	\$71,390	0%	100%	0.90	1.000	100.00	0.00	0.00	\$64,300
2: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	31	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	26%	\$15,150	0%	100%	0.90	1.000	100.00	0.00	0.00	\$13,600
3: Utility Shed	1	SV	D	1980	1980	45	A		0.85		8'x12'		65%		0%	100%	0.90	1.000	100.00	0.00	0.00	\$0