

89-18-09-110-401.003-030

BRUSH, FREDDIE & DONNA K

1308 S 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295433 (029)/2954

1/2

General Information

Parcel Number 89-18-09-110-401.003-030
Local Parcel Number 50-09-110-401.030-29

Tax ID: 029-30546-03

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 295433-029
WAYNE-295433 (029)

Section/Plat 5009110

Location Address (1)
1308 S 10TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

BRUSH, FREDDIE & DONNA K
1308 S 10TH ST
RICHMOND, IN 47374

Legal

LOT 2 BISHOPS LANDING SUB DIV



Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 BRUSH, FREDDIE & CO / I

Notes

10/17/2022 Misc: 2023 GENERAL REVAL

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

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

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source External Only

Collector 09/29/2022 jh

Appraiser 10/17/2022 Nexus

Total Value \$13,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1309 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, Concrete | 160 | \$1,200 |

Plumbing

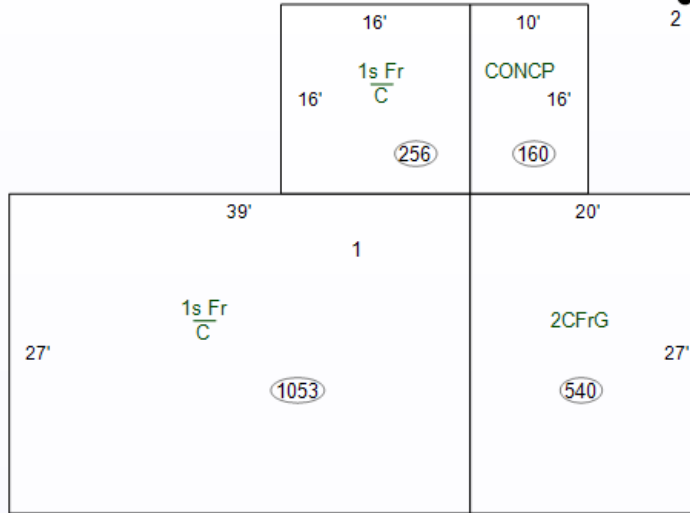
| | # | TF |
|---------------|----------|----------|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 8 |

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr | 1309 | 1309 | \$124,300 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | 1309 | 0 | \$8,800 | |
| Slab | | | | |

Total Base \$133,100

Adjustments 1 Row Type Adj. x 1.00 \$133,100

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1309 \$4,400
 No Elec (-) \$0
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$139,900

Sub-Total, 1 Units

Exterior Features (+) \$1,200 \$141,100
 Garages (+) 540 sqft \$21,400 \$162,500
 Quality and Design Factor (Grade) 0.95
 Location Multiplier 0.85
Replacement Cost \$131,219

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 | C-1 | 1999 | 1999 | 26 | A | | 0.85 | | 1,309 sqft | \$131,219 | 24% | \$99,730 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$99,700 |
| 2: Utility Shed | 1 | SV | D | 2010 | 2010 | 15 | A | | 0.85 | | 8'x12' | | 45% | | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |