

89-18-09-110-612.000-030

SAMS, CHARLIE E & SADIE V

1114 S O ST

510, 1 Family Dwell - Platted Lot

WAYNE-295433 (029)/2954 1/2

General Information

Parcel Number 89-18-09-110-612.000-030
Local Parcel Number 50-09-110-612.000-29

Tax ID: 029-17576-00

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 295433-029 WAYNE-295433 (029)
Section/Plat 5009110
Location Address (1) 1114 S O ST RICHMOND, IN 47374

Ownership

SAMS, CHARLIE E & SADIE V
1114 S O ST
RICHMOND, IN 47374

Legal

2 A OFF E S LOT 35 J W S EX 0.384A

Transfer of Ownership

Date 01/01/1900 Owner SAMS, CHARLIE E &
Doc ID Code Book/Page Adj Sale Price V/I CO / I

Notes

10/20/2022 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 2012 sqft |
| Make | |

Floor Finish

| | |
|-------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|-----------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---------------------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-----------------------|------|---------|
| Porch, Enclosed Frame | 100 | \$9,400 |
| Porch, Open Frame | 130 | \$7,500 |
| Wood Deck | 392 | \$7,900 |
| Porch, Open Frame | 100 | \$6,300 |

Plumbing

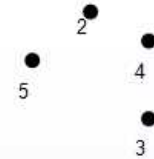
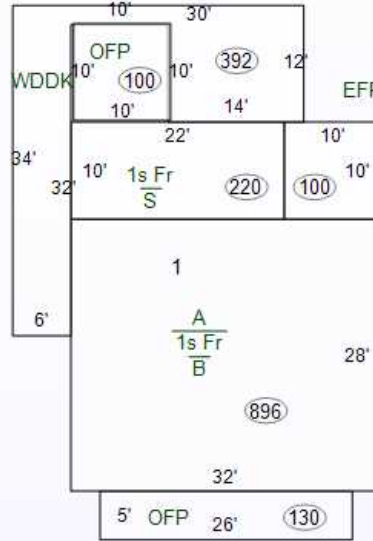
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 8 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 7 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|-------------------|------|--------|-----------|--------|
| 1 1Fr | 1116 | 1116 | \$113,100 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | 896 | 896 | \$21,000 | |
| Bsmt | 896 | 0 | \$32,600 | |
| Crawl | | | | |
| Slab | 220 | 0 | \$0 | |
| Total Base | | | \$166,700 | |

Adjustments

| Adjustment | Value |
|-------------------------------|---------------------------|
| 1 Row Type Adj. x 1.00 | \$166,700 |
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | A:896 1:1116 \$4,800 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 \$2,400 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$173,900

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$31,100 | \$205,000 |
| Garages (+) 0 sqft | \$0 | \$205,000 |
| Quality and Design Factor (Grade) | | 0.95 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$165,538 |

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 | 1925 | 1925 | 100 | G | | 0.85 | | 2,908 sqft | \$165,538 | 40% | \$99,320 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$99,300 |
| 2: Canopy (free standing) | 1 | | C | 2010 | 2010 | 15 | A | | 0.85 | | 12'x32' | \$2,295 | 14% | \$1,970 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$2,000 |
| 3: Detached Garage/Boat H | 1 | Wood Fr | C | 1967 | 1967 | 58 | A | \$39.83 | 0.85 | \$33.86 | 24'x30' | \$24,376 | 40% | \$14,630 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$14,600 |
| 4: Type 3 Barn | 1 | T3AW | C | 1996 | 1996 | 29 | A | \$19.44 | 0.85 | | 20' x 58' x 8' | \$17,475 | 50% | \$8,740 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$8,700 |
| 5: Utility Shed | 1 | SV | D | 1970 | 1970 | 55 | A | | 0.85 | | 10'x24' | \$0 | 65% | \$0 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$100 |