

89-18-09-130-607.001-030

General Information

Parcel Number
89-18-09-130-607.001-030

Local Parcel Number
50-09-130-607.010-29

Tax ID:
029-12529-01

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 295435-029
WAYNE-295435 (029)

Section/Plat
5009130

Location Address (1)
1209 S O ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

MUSSELWHITE, LONNIE & CAT

Ownership

MUSSELWHITE, LONNIE & CATHERY
1209 S O ST
RICHMOND, IN 47374

Legal

LOT 1 ROBERT FAUS SUB DIV PT OF LOTS 23 &
24 GREENWOOD



1209 S O ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	MUSSELWHITE, LON		CO	/		I

510, 1 Family Dwell - Platted Lot

WAYNE-295435 (029)/2954 1/2

Notes

11/3/2022 Misc: 2023 GENERAL REVALUATION

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$12,600	Land	\$12,600	\$10,700	\$9,400	\$9,400	\$9,400
\$12,600	Land Res (1)	\$12,600	\$10,700	\$9,400	\$9,400	\$9,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$85,200	Improvement	\$85,200	\$73,600	\$64,700	\$55,700	\$52,400
\$85,200	Imp Res (1)	\$85,200	\$73,600	\$64,700	\$55,700	\$52,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$97,800	Total	\$97,800	\$84,300	\$74,100	\$65,100	\$61,800
\$97,800	Total Res (1)	\$97,800	\$84,300	\$74,100	\$65,100	\$61,800
\$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		72	72x112	0.87	\$201	\$175	\$12,600	0%	1.0000	100.00	0.00	0.00	\$12,600

Land Computations

Calculated Acreage	0.19
Actual Frontage	72
Developer Discount	☐
Parcel Acreage	0.19
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	0.19
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	\$12,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,600

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1188 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

4

Living Rooms

1

Dining Rooms

0

Family Rooms

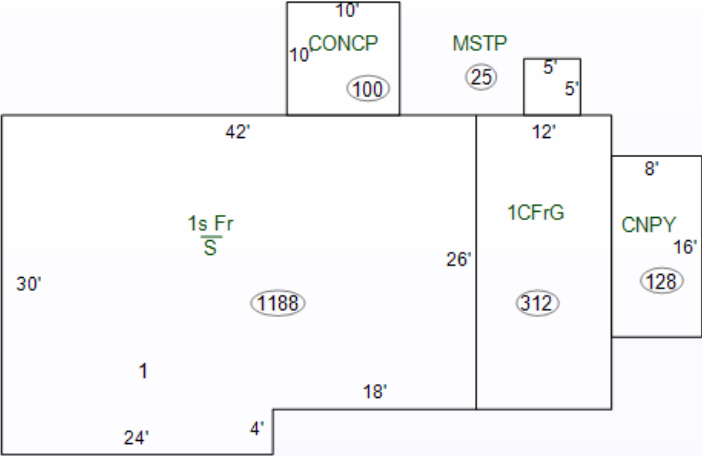
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1188	1188	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1188	0	\$0	
				Total Base	\$117,700
Adjustments				1 Row Type Adj. x 1.00	\$117,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$119,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$3,700	\$123,000
Garages (+) 312 sqft				\$15,000	\$138,000
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.85	
				Replacement Cost	\$111,435

Description	Area	Value
Patio, Concrete	100	\$800
Stoop, Masonry	25	\$1,800
Canopy, Shed Type	128	\$1,100

Specialty Plumbing		
Description	Count	Value

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	2001	2001	24	A		0.85		1,188 sqft	\$111,435	22%	\$86,920	0%	100%	0.980	1.000	100.00	0.00	0.00	\$85,200