

89-18-09-140-404.000-030

VANDEVENDER, ALLEN & VICKI

1335 S O ST

510, 1 Family Dwell - Platted Lot

WAYNE-295203 (029)/2952

1/2

General Information

Parcel Number 89-18-09-140-404.000-030
Local Parcel Number 50-09-140-404.000-29

Tax ID: 029-30328-00

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 295203-029 WAYNE-295203 (029)
Section/Plat 5009140
Location Address (1) 1335 S O ST RICHMOND, IN 47374

Ownership

VANDEVENDER, ALLEN & VICKI
1335 S O ST
RICHMOND, IN 47374

Legal

PTS LOTS 27 & 28 JWS 0.86A PT VAC O ST 0.03A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/08/2008 to 01/01/1900.

Notes

11/3/2022 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 10/07/2022 jh

Appraiser 11/03/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.89), Actual Frontage (0), Developer Discount, Parcel Acreage (0.89), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.89), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$16,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$16,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1824 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
Stoop, Masonry	40	\$2,300
Wood Deck	120	\$3,300
Patio, Concrete	340	\$2,500

Plumbing

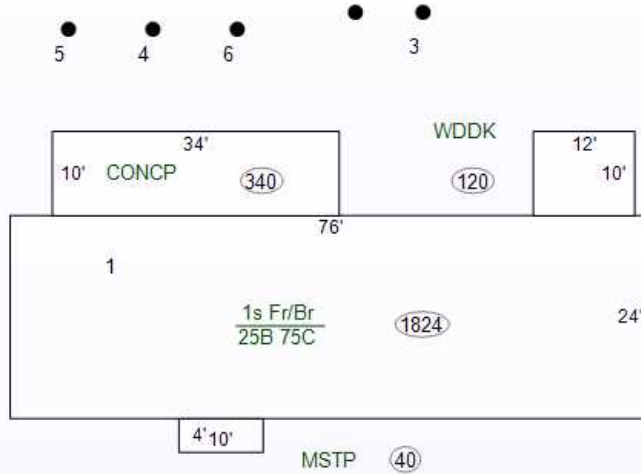
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1824	1824	\$158,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	456	0	\$22,800	
Crawl	1368	0	\$9,000	
Slab				

Total Base \$190,200

Adjustments 1 Row Type Adj. x 1.00 \$190,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1824	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$195,600

Sub-Total, 1 Units

Exterior Features (+)	\$8,100	\$203,700
Garages (+) 0 sqft	\$0	\$203,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$164,488

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	1/6 Maso	C-1	1947	1947	78 F		0.85		2,280 sqft	\$164,488	50%	\$82,240	0%	100%	1.110	1.000	100.00	0.00	0.00	\$91,300
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75 A	\$59.52	0.85	\$50.59	10'x24'	\$12,142	45%	\$6,680	0%	100%	1.110	1.000	100.00	0.00	0.00	\$7,400
3: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47 A	\$42.58	0.85	\$36.19	22'x24'	\$19,110	35%	\$12,420	0%	100%	1.110	1.000	100.00	0.00	0.00	\$13,800
4: Lean-to	1	Concrete	C	1950	1950	75 A	\$8.80	0.85		10'x24' x 8'	\$1,795	65%	\$630	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
5: Type 2 Barn	2		D	1950	1950	75 A	\$85.08	0.85		16' x 24' x 18'	\$21,675	65%	\$7,590	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,600
6: Type 3 Barn	1	T30W	C	1986	1986	39 A	\$18.76	0.85		10' x 14' x 10'	\$1,674	55%	\$750	0%	100%	1.110	1.000	100.00	0.00	0.00	\$800
7: Utility Shed	1	SV	C	1980	1980	45 A		0.85		8'x12'		65%		0%	100%	1.110	1.000	0.00	100.00	0.00	\$0