

89-18-09-310-121.000-030

FIELDS, HERBERT R & SHIRLEY

1731 S 9TH ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-09-310-121.000-030
Local Parcel Number 50-09-310-121.000-29

Tax ID: 029-52721-00

Routing Number 5009310-022

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 5009310

Location Address (1)
1731 S 9TH 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 Wednesday, April 30, 2025

Review Group 2027

Ownership

FIELDS, HERBERT R & SHIRLEY D
1731 S 9TH ST
RICHMOND, IN 47374

Legal

PT SW SEC 9-13-1 0.17A SAME AS 50 X 150 FT



Transfer of Ownership

Date 01/01/1900 Owner FIELDS, HERBERT R
Doc ID Code Book/Page Adj Sale Price W/

Notes

11/10/2022 Misc: 2023 GENERAL REVALUATION

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 15 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

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 10/14/2022 jh

Appraiser 11/10/2022 Nexus

Total Value \$7,100

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 960 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, Open Frame	56	\$4,300
Stoop, Masonry	81	\$2,700
Canopy, Roof Extension	81	\$1,300
Wood Deck	108	\$2,800

**Plumbing**

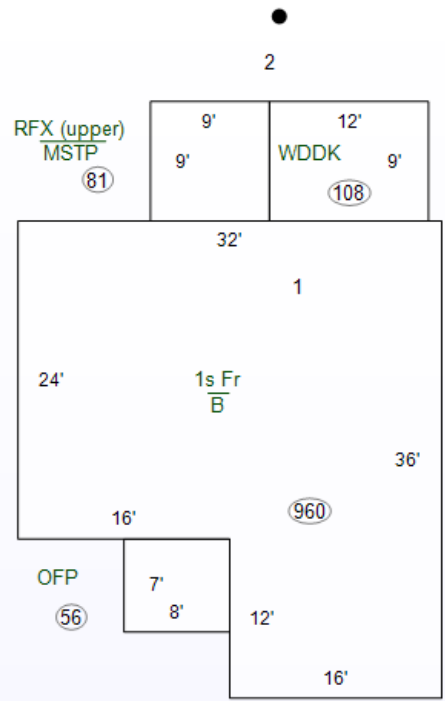
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	960	960	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	960	0	\$33,600	
Crawl				
Slab				

**Total Base** \$134,700

**Adjustments** 1 Row Type Adj. x 1.00 \$134,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:960	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$138,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,100	\$149,600
Garages (+) 0 sqft	\$0	\$149,600
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$108,086

**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+1	1950	1975	50 A		0.85		1,920 sqft	\$108,086	40%	\$64,850	0%	100%	0.900	1.000	100.00	0.00	0.00	\$58,400
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	45%	\$11,260	0%	100%	0.900	1.000	100.00	0.00	0.00	\$10,100