

89-18-09-310-130.000-030

HAMILTON, THEODORE J & JUL

1891 S 9TH ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-09-310-130.000-030
Local Parcel Number 50-09-310-130.000-29

Tax ID: 029-17614-00

Routing Number 5009310-013

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) 1891 S 9TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

HAMILTON, THEODORE J & JULIET
1891 S 9TH ST
RICHMOND, IN 47374

Legal

SOUTH RICHMOND PT SW SEC 9-13-1 0.365A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 08/13/2008 and 01/01/1900.

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 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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. Row shows data for F, F, 90, 90x135, 0.96, \$141, \$135, \$12,150, 0%, 1.0000, 100.00, 0.00, 0.00, \$12,150.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.28), Actual Frontage (90), Developer Discount, Parcel Acreage (0.28), 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 (0.28), 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 (\$12,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,200).

Data Source External Only

Collector 10/14/2022 jh

Appraiser 11/10/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1236 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	36	\$1,800
Canopy, Roof Extension	36	\$800

Plumbing

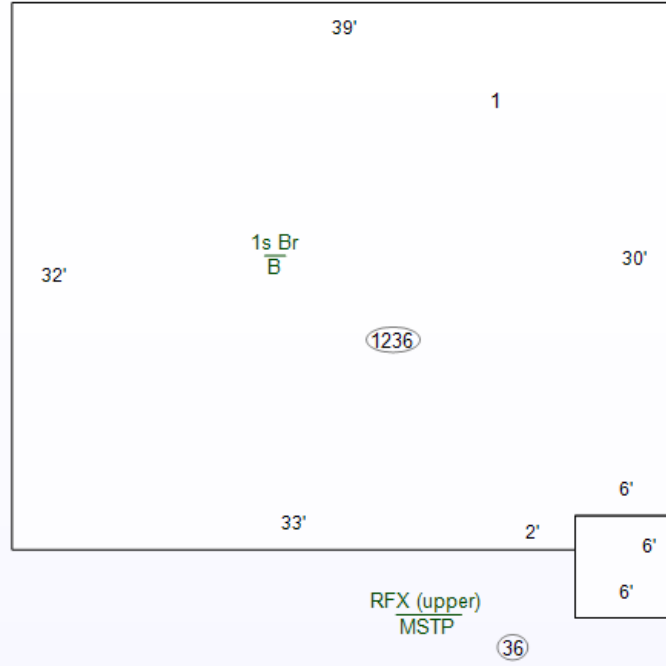
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1236	1236	\$131,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1236	0	\$39,800	
Crawl				
Slab				

Total Base \$171,200

Adjustments 1 Row Type Adj. x 1.00 \$171,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1236 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$175,400

Sub-Total, 1 Units

Exterior Features (+)	\$2,600	\$178,000
Garages (+) 0 sqft	\$0	\$178,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$143,735

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	Brick	C-1	1972	1972	53 G		0.85		2,472 sqft	\$143,735	35%	\$93,430	0%	100%	0.90	1.000	100.00	0.00	0.00	\$84,100