

89-18-09-320-121.000-030

RABE RESIDENTIAL PROPERTI

1324 S T PL

510, 1 Family Dwell - Platted Lot

WAYNE-295435 (029)/2954

1/2

General Information

Parcel Number 89-18-09-320-121.000-030
Local Parcel Number 50-09-320-121.000-29

Tax ID: 029-10185-00

Routing Number 5009320-015

Property Class 510 RENTAL
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 5009320

Location Address (1) 1324 S T PL 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

RABE RESIDENTIAL PROPERTIES L
411 S 23RD ST
RICHMOND, IN 47374

Legal

LOT 32 SHARRON ANN ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/09/2016 to 01/01/1900.

Notes

11/3/2022 Misc: 2023 GENERAL REVALUATION

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 categories.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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 10/07/2022 jh

Appraiser 11/03/2022 Nexus

Total Value \$12,500

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 892 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, Enclosed Frame	128	\$10,600
Patio, Concrete	112	\$800
Canopy, Shed Type	112	\$900
Wood Deck	120	\$3,300

**Plumbing**

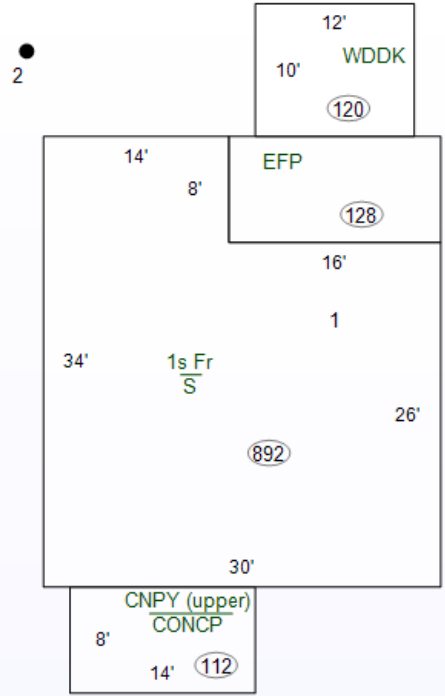
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	892	892	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	892	0	\$0	
<b>Total Base</b>			\$96,900	

**Adjustments 1 Row Type Adj. x 1.00**

Unfin Int (-)	\$0	
Ex Liv Units (+)	\$0	
Rec Room (+)	\$0	
Loft (+)	\$0	
Fireplace (+)	\$0	
No Heating (-)	\$0	
A/C (+)	\$0	
No Elec (-)	\$0	
Plumbing (+ / -)	5 - 5 = 0 x \$0	
Spec Plumb (+)	\$0	
Elevator (+)	\$0	
<b>Sub-Total, One Unit</b>		\$96,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,600	\$112,500
Garages (+) 0 sqft	\$0	\$112,500
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
<b>Replacement Cost</b>		\$76,500

**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	1958	1958	67 A		0.85		892 sqft	\$76,500	47%	\$40,550	25%	100%	0.980	1.000	100.00	0.00	0.00	\$29,800
2: Utility Shed	1	SV	D	1990	1990	35 F		0.85		8'x10'		70%		0%	100%	0.980	1.000	100.00	0.00	0.00	\$0