

89-16-33-320-814.000-030

E & M PROPERTY LLC

321 N 13TH ST APT #1

520, 2 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/4

General Information

Parcel Number 89-16-33-320-814.000-030
Local Parcel Number 46-33-320-814.000-29
Tax ID: 029-05178-00
Routing Number

Ownership

E & M PROPERTY LLC
601 E 4TH ST
WINCHESTER, IN 47394

Legal

LOT 455 E S *TIF*

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/25/2024 to 04/06/2009.

Notes

9/19/2024 CYCLICAL: 2025 GENERAL REVAL

Property Class 520 RENTAL
2 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295272-029 WAYNE-295272 (029)
Section/Plat 4633320
Location Address (1) 321 N 13TH ST APT #1 RICHMOND, IN 47374

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, 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 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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 ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads Paved TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, 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.

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/07/2024 js

Appraiser 09/19/2024 Nexus

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	988 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	91	\$6,300
Porch, Open Frame	144	\$8,300

Plumbing

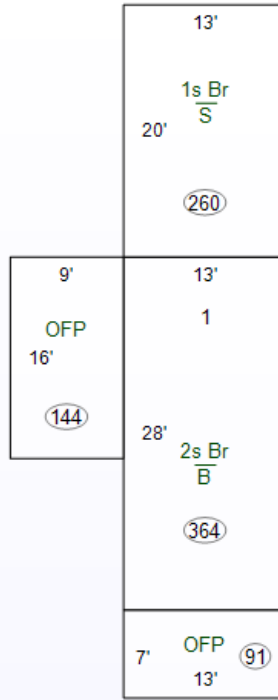
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	624	624	\$83,100	
2	7	364	364	\$35,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		364	0	\$21,100	
Crawl					
Slab		260	0	\$0	
				Total Base	\$139,200

Adjustments

2 Row Type Adj. x 0.92		\$128,064
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	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$128,064

Sub-Total, 1 Units

Exterior Features (+)	\$14,600	\$142,664
Garages (+) 0 sqft	\$0	\$142,664
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$109,138

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	2	Brick	D+2	1880	1963	62 F		0.85		1,352 sqft	\$109,138	60%	\$43,660	0%	100%	0.800	1.000	100.00	0.00	0.00	\$34,900

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Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	91	\$6,300
Porch, Open Frame	144	\$8,300
Patio, Concrete	64	\$600
Porch, Open Frame	64	\$2,900

Plumbing

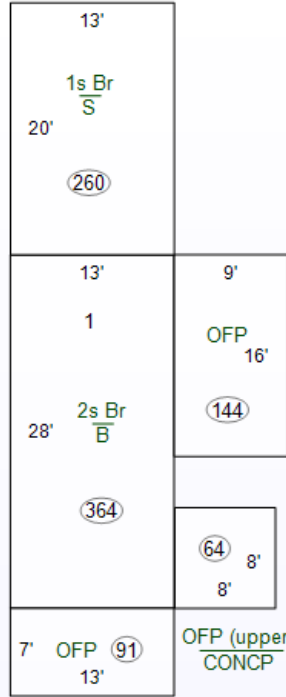
	#	TF
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Total	3	5

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Specialty Plumbing

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Bsmt		364	0	\$21,100	
Crawl					
Slab		260	0	\$0	

Total Base \$139,200

Adjustments 2 Row Type Adj. x 0.92 \$128,064

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$128,064

Sub-Total, 1 Units

Exterior Features (+)	\$18,100	\$146,164
Garages (+) 0 sqft	\$0	\$146,164
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$111,815

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2	Brick	D+2	1880	1936	89	F			0.85		1,352 sqft	\$111,815	65%	\$39,140	0%	100%	0.800	1.000	100.00	0.00	0.00	\$31,300

