

89-18-03-110-104.000-030			MENDENHALL, JOHN R & JANA			2518 SOUTHEAST PKWY			510, 1 Family Dwell - Platted Lot			WAYNE-294337 (029)/2943			1/2		
General Information			Ownership			Transfer of Ownership									Notes		
Parcel Number 89-18-03-110-104.000-030			MENDENHALL, JOHN R & JANA R 2518 SOUTHEAST PKWY RICHMOND, IN 47374			Date 01/01/1900	Owner MENDENHALL, JOHN		Doc ID	Code	Book/Page	Adj	Sale Price	V/I	10/11/2018 Misc: 2019 GENERAL REVALUATION - ADD 1CBSMNT G		
Local Parcel Number 50-03-110-104.000-29									CO		/			I			
Tax ID: 029-30193-00			Legal NW PT SEC 3-13-1 0.50A														
Routing Number 5003110-088																	
Property Class 510 1 Family Dwell - Platted Lot						Res											
Year: 2025			Valuation Records (Work In Progress values are not certified values and are subject to change)														
Location Information																	
County WAYNE																	
Township WAYNE TOWNSHIP																	
District 030 (Local 029) RICHMOND CITY -WAYNE TWP																	
School Corp 8385 RICHMOND COMMUNITY																	
Neighborhood 294337-029 WAYNE-294337 (029)																	
Section/Plat 5003110																	
Location Address (1) 2518 SOUTHEAST PKWY 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 Tuesday, April 29, 2025																	
Review Group 2029			Data Source Aerial			Collector 09/14/2018 ts			Appraiser 10/11/2018 tw								

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

3252 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

5

10

Accommodations

Bedrooms

5

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

10

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

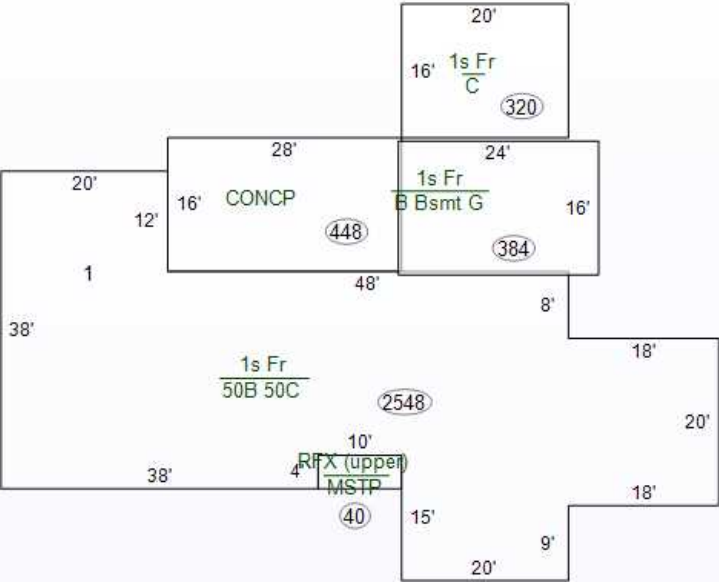
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	448	\$2,900
Stoop, Masonry	40	\$2,300
Canopy, Roof Extension	40	\$1,000



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	3252	3252	\$252,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1658	0	\$48,100	
Crawl		1594	0	\$9,700	
Slab					
				Total Base	\$310,400
Adjustments				1 Row Type Adj. x 1.00	\$310,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:3252	\$10,100
No Elec (-)					\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$329,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$6,200	\$335,200
Garages (+) 384 sqft				\$4,700	\$339,900
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.85
				Replacement Cost	\$288,915

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	C	1956	1960	65	A		0.85		4,910 sqft	\$288,915	42%	\$167,570	14%	100%	1.260	1.000	100.00	0.00	0.00	\$181,600