

89-18-04-120-505.000-030

MADDEN, DAVID R & MELANIE

118 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-120-505.000-030
Local Parcel Number 50-04-120-505.000-29

Tax ID: 029-99616-00

Routing Number 5004120-018

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 295398-029 WAYNE-295398 (029)

Section/Plat 5004120

Location Address (1) 118 S 13TH 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 Tuesday, April 29, 2025

Review Group 2029

Ownership

MADDEN, DAVID R & MELANIE K
4017 WOLKE DR
RICHMOND, IN 47374

Legal

40 FT S S LOT 58 M & C



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/28/2007 and 01/01/1900.

Notes

9/20/2024 Misc: 2025 GENERAL REVALUATION
8/20/2018 Misc: 2019 GENERAL REVALUATION - SFD GR B-, COND VP, ADD OBSL

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values 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.

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.

Data Source External Only

Collector 08/08/2024 js

Appraiser 09/20/2024 Nexus

Total Value \$3,400

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2297 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	36	\$3,400
Porch, Open Frame	146	\$8,300

Plumbing

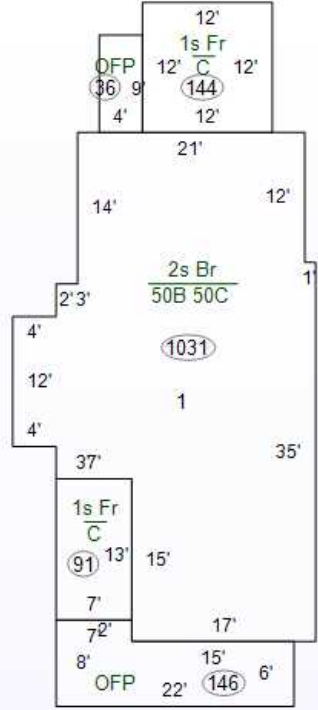
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1266	1266	\$133,200	
2	7	1031	1031	\$63,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		516	0	\$24,700	
Crawl		750	0	\$6,700	
Slab					

Total Base \$228,400

Adjustments 1 Row Type Adj. x 1.00 \$228,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$231,600

Sub-Total, 1 Units

Exterior Features (+)	\$11,700	\$243,300
Garages (+) 0 sqft	\$0	\$243,300
Quality and Design Factor (Grade)	1.15	
Location Multiplier	0.85	

Replacement Cost \$237,826

Specialty Plumbing

Description	Count	Value
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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	5/6 Maso	B-1	1900	1900	125 VP		0.85		2,813 sqft	\$237,826	95%	\$11,890	50%	100%	0.700	1.000	100.00	0.00	0.00	\$4,200
2: Detached Garage/Boat H	1	Concrete	D	1953	1953	72 P	\$37.10	0.85	\$25.23	28'x29'	\$20,485	75%	\$5,120	0%	100%	0.700	1.000	100.00	0.00	0.00	\$3,600