

89-18-04-120-722.000-030

BENNETT, SHAYNE

1413 S B ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-04-120-722.000-030
Local Parcel Number 50-04-120-722.000-29

Tax ID: 029-40515-00

Routing Number 5004120-162

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 296356-029 WAYNE-296356 (029)

Section/Plat 5004120

Location Address (1) 1413 S B ST 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

Ownership

BENNETT, SHAYNE
2036 SALISBURY RD S
RICHMOND, IN 47374

Legal

48 FT E END 14TH & S B LOT 60 M P

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/26/2019 to 01/01/1900.

Notes

10/9/2024 CYCLICAL: 2025 GENERAL REVAL



Res

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 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, 48, 48x45, 0.52, \$101, \$53, \$2,544, 0%, 1.0000, 100.00, 0.00, 0.00, \$2,540.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.05), Actual Frontage (48), Developer Discount, Parcel Acreage (0.05), 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 (0.05), 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 (\$2,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,500).

Data Source External Only

Collector 08/28/2024 js

Appraiser 10/09/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1260 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
Wood Deck	84	\$2,300
Wood Deck	192	\$4,600
Canopy, Shed Type	192	\$1,600

Plumbing

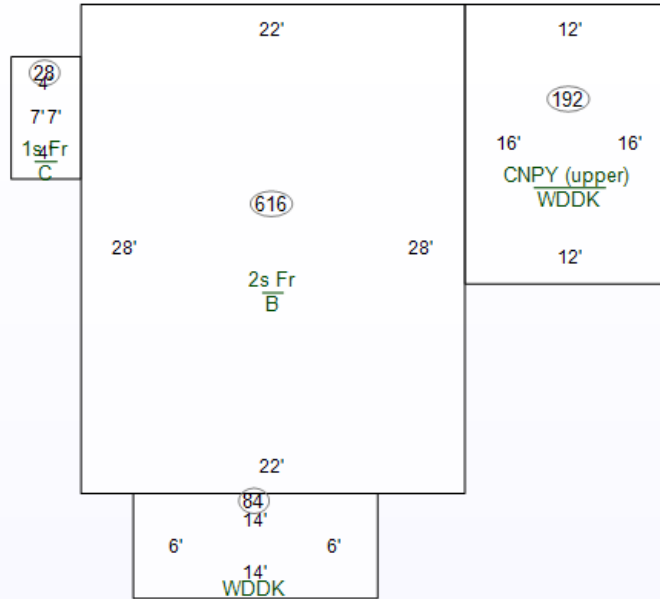
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
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	1Fr	644	644	\$76,600	
2	1Fr	616	616	\$40,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		616	0	\$27,100	
Crawl		28	0	\$3,200	
Slab					

Total Base	\$147,100
Adjustments	1 Row Type Adj. x 1.00
Adjustments	\$147,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:644 2:616 \$5,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$157,100
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Sub-Total, 1 Units	\$157,100
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Exterior Features (+)	\$8,500	\$165,600
Garages (+) 0 sqft	\$0	\$165,600
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.85
Replacement Cost		\$98,532

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	Wood Fr	D-1	1900	1960	65	A			0.85		1,876 sqft	\$98,532	47%	\$52,220	0%	100%	0.850	1.000	100.00	0.00	0.00	\$44,400