

89-18-04-140-405.000-030

PARKER, MIKE & JOYCE

230 S 13TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/4

General Information

Parcel Number 89-18-04-140-405.000-030
Local Parcel Number 50-04-140-405.000-29

Tax ID: 029-45149-00

Routing Number 5004140-005

Property Class 520 RENTAL
2 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 5004140

Location Address (1) 230 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

PARKER, MIKE & JOYCE
5257 ESTEB RD
RICHMOND, IN 47374

Legal

19 FT N S LOT 21 M P 25 FT S S LOT 21 M P



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/10/2015 to 01/01/1900.

Notes

9/20/2024 Misc: 2025 GENERAL REVAUATION
8/20/2018 Misc: 2019 GENERAL REVALUATION - 520 GR D++, COND P

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, 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: 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 08/08/2024 js

Appraiser 09/20/2024 Nexus

**General Information**

**Occupancy** Row Type  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1468 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
Patio, Concrete	90	\$800
Porch, Open Frame	96	\$6,300

**Plumbing**

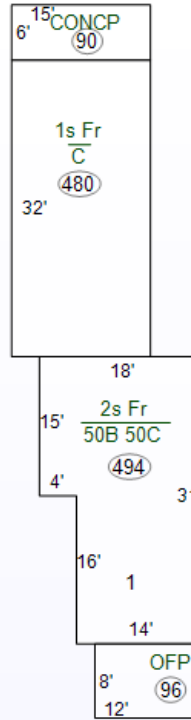
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	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	974	974	\$103,200	
2	1Fr	494	494	\$34,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		247	0	\$19,000	
Crawl		727	0	\$6,600	
Slab					

**Total Base** \$163,500

**Adjustments** 2 Row Type Adj. x 0.95 \$155,325

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$156,925

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,100	\$164,025
Garages (+) 0 sqft	\$0	\$164,025
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$125,479

**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+2	1870	1940	85	P			0.85		1,715 sqft	\$125,479	75%	\$31,370	20%	100%	0.700	1.000	100.00	0.00	0.00	\$17,600

**General Information**

**Occupancy** Row Type  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1500 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
Patio, Concrete	90	\$800
Porch, Enclosed Frame	120	\$10,600
Porch, Open Frame	96	\$6,300

**Plumbing**

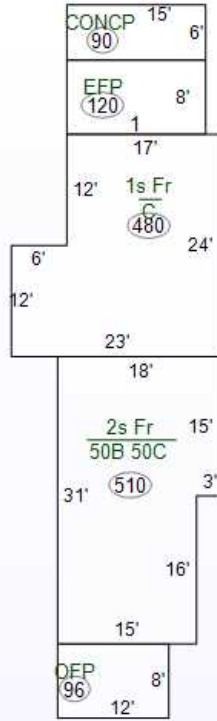
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	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	990	990	\$105,300	
2	1Fr	510	510	\$34,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		255	0	\$19,000	
Crawl		735	0	\$6,600	
Slab					

**Total Base** \$165,600

**Adjustments** 2 Row Type Adj. x 0.95 \$157,320

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** \$157,320

**Sub-Total, 1 Units**

Exterior Features (+)	\$17,700	\$175,020
Garages (+) 0 sqft	\$0	\$175,020
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$133,890

**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	SV	D+2	1870	1940	85	P			0.85		1,755 sqft		75%		20%	100%	0.700	1.000	100.00	0.00	0.00	\$12,000

