

89-18-04-140-502.000-030

HOEL, ROBERT

404 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-140-502.000-030
Local Parcel Number 50-04-140-502.000-29

Tax ID: 029-05055-00

Routing Number 5004140-017

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 5004140

Location Address (1) 404 S 13TH 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

HOEL, ROBERT
3210 S E ST
RICHMOND, IN 47374

Legal

LOT 2 C H C



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 12/06/2024 and 01/01/1900.

Notes

9/23/2024 Misc: 2025 GENERAL REVAUATION
8/17/2018 Misc: 2019 GENERAL REVALUATION - SFD 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 valuation data for 2025 and 2024.

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 36 36x165 1.05 \$81 \$85 \$3,060 0% 1.0000 100.00 0.00 0.00 \$3,060.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.14), Actual Frontage (36), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$3,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,100).

Data Source External Only

Collector 08/08/2024 js

Appraiser 09/23/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2 1/2
Style N/A
Finished Area 1912 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	234	\$1,700
Porch, Enclosed Frame	144	\$11,600
Porch, Open Masonry	272	\$14,200

Plumbing

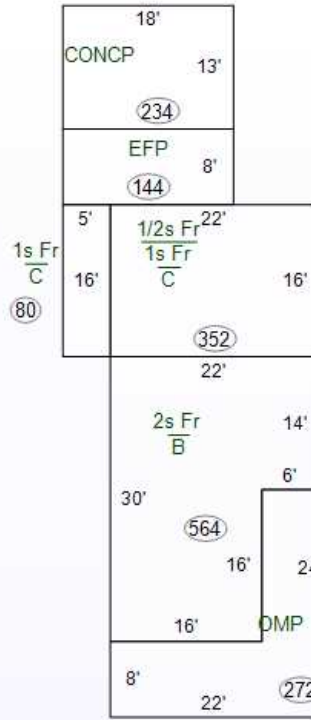
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	996	996	\$105,300	
2	1Fr	564	564	\$38,200	
3					
4					
1/4					
1/2	1Fr	352	352	\$20,800	
3/4					
Attic					
Bsmt		564	0	\$26,000	
Crawl		432	0	\$5,300	
Slab					

Total Base \$195,600

Adjustments 1 Row Type Adj. x 1.00 \$195,600

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 \$195,600

Sub-Total, 1 Units

Exterior Features (+)	\$27,500	\$223,100
Garages (+) 0 sqft	\$0	\$223,100
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$180,153

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 1/2	Wood Fr	C-1	1920	1920	105	F			0.85		2,476 sqft	\$180,153	50%	\$90,080	0%	100%	0.700	1.000	100.00	0.00	0.00	\$63,100