General Information

Parcel Number
89-18-04-310-114.000-030

Local Parcel Number
50-04-310-114.000-29

Tax ID:
029-10318-00

Routing Number
5004310-143

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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
5004310

Location Address (1)
520 S 12TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2023

Ownership

GABBARD, DAVID LEE
520 S 12TH ST
RICHMOND, IN 47374

Legal

38 1/2 FT S SIDE 6 C & R

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/02/2013	GABBARD, DAVID LE	2013006995	SA	/	$0	I
01/01/1900	GREENE, BEVERLY	2013006995	SA	/	$0	I

Notes

12/13/2022 Misc: 2023 GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$3,100	**Land**	**$3,100**	**$3,100**	**$3,100**	**$3,100**	**$3,100**
$3,100	Land Res (1)	$3,100	$3,100	$3,100	$3,100	$3,100
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$4,900	**Improvement**	**$4,900**	**$4,900**	**$4,500**	**$4,500**	**$4,400**
$4,900	Imp Res (1)	$4,900	$4,900	$4,500	$4,500	$4,400
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$8,000	**Total**	**$8,000**	**$8,000**	**$7,600**	**$7,600**	**$7,500**
$8,000	Total Res (1)	$8,000	$8,000	$7,600	$7,600	$7,500
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		39	39x165	1.05	$75	$79	$3,081	0%	100%	1.0000	$3,080

Data Source External Only **Collector** 10/25/2022 bb **Appraiser** 12/13/2022 Nexus

Land Computations

Calculated Acreage	0.15
Actual Frontage	39
Developer Discount	☐
Parcel Acreage	0.15
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	0.15
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed 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**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2 1/2
Style	N/A
Finished Area	1710 sqft
Make	

Floor Finish

- ☐ Earth ☐ Tile
- ☑ Slab ☑ Carpet
- ☑ Sub & Joist ☑ Unfinished
- ☐ Wood ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall ☑ Unfinished
- ☐ Paneling ☐ Other
- ☐ Fiberboard

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

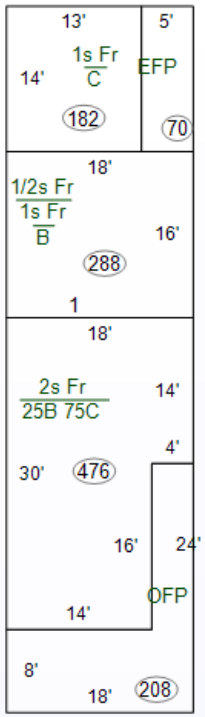
Central Warm Air

Roofing

- ☐ Built-Up ☐ Metal ☑ Asphalt ☐ Slate ☐ Tile
- ☐ Wood Shingle ☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	208	$7,600
Porch, Enclosed Frame	70	$6,100



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	946	946	$77,400	
2	1Fr	476	476	$26,000	
3					
4					
1/4					
1/2	1Fr	288	288	$15,000	
3/4					
Attic					
Bsmt		407	0	$16,800	
Crawl		539	0	$4,700	
Slab					
			Total Base		$139,900
Adjustments			**1 Row Type Adj. x 1.00**		$139,900
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	$139,900
				Sub-Total, 1 Units	
Exterior Features (+)				$13,700	$153,600
Garages (+) 0 sqft				$0	$153,600
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.87
				Replacement Cost	$120,269

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2 1/2	Wood Frame	D+2	1900	1900	123	VP		0.87		2,117 sqft	$120,269	95%	$6,010	0%	100%	0.820	1.0000	$4,900

Total all pages $4,900 **Total this page** $4,900