

89-18-04-310-607.000-030

TMF PROPERTIES LLC

615 S 12TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number
89-18-04-310-607.000-030

Local Parcel Number
50-04-310-607.000-29

Tax ID:
029-40642-00

Routing Number
5004310-180

Ownership

TMF PROPERTIES LLC
270 CARTWRIGHT DR
RICHMOND, IN 47374

Legal

38 FT S SIDE LOT 14 C H C

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/28/2021	TMF PROPERTIES LL	2021009627	WD	/	\$35,000	I
01/19/2018	RICHMOND COMMU	2018000513	QC	/		I
03/18/2011	LIBERTY RESOURCE	2011001865	SW	/	\$15,105	I
07/12/2010	PNC BANK NATIONA	2010004998	SH	/	\$45,000	I
01/01/1900	KEARNS, CHRISTOP	2010004998	SH	/	\$45,000	I

Notes

12/16/2022 Misc: 2023 GENERAL REVALUATION

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

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
5004310

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

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$4,000	Land	\$4,000	\$3,400	\$3,000	\$3,000	\$3,000
\$4,000	Land Res (1)	\$4,000	\$3,400	\$3,000	\$3,000	\$3,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$47,500	Improvement	\$47,500	\$40,900	\$36,200	\$35,700	\$32,300
\$46,800	Imp Res (1)	\$46,800	\$40,200	\$35,500	\$35,200	\$31,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$700	Imp Non Res (3)	\$700	\$700	\$700	\$500	\$400
\$51,500	Total	\$51,500	\$44,300	\$39,200	\$38,700	\$35,300
\$50,800	Total Res (1)	\$50,800	\$43,600	\$38,500	\$38,200	\$34,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$700	Total Non Res (3)	\$700	\$700	\$700	\$500	\$400

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		38	38x165	1.05	\$101	\$106	\$4,028	0%	1.0000	100.00	0.00	0.00	\$4,030

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography **Flood Hazard**
High

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 10/28/2022 bb

Appraiser 12/16/2022 Nexus

Land Computations

Calculated Acreage	0.14
Actual Frontage	38
Developer Discount	<input type="checkbox"/>
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	\$4,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,000

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1235 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	300	\$2,200
Stoop, Masonry	30	\$1,800
Canopy, Shed Type	30	\$400
Stoop, Masonry	42	\$2,300

Plumbing

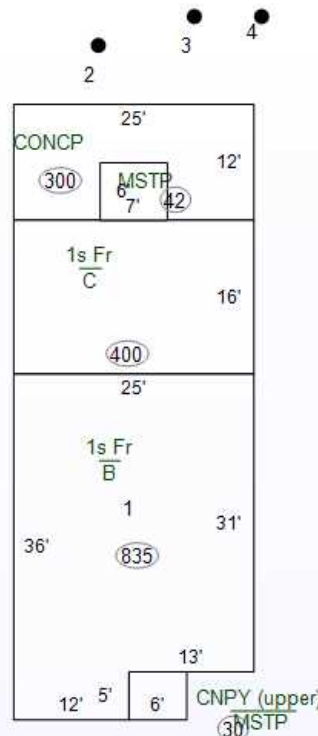
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1235	1235	\$119,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	835	0	\$31,100	
Crawl	400	0	\$5,100	
Slab				

Total Base \$155,600

Adjustments 1 Row Type Adj. x 1.00 \$155,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1235 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$164,300

Sub-Total, 1 Units

Exterior Features (+)	\$6,700	\$171,000
Garages (+) 0 sqft	\$0	\$171,000
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$130,815

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	1	Wood Fr	D+2	1940	1940	85	A			0.85		2,070 sqft	\$130,815	50%	\$65,410	30%	100%	0.850	1.000	100.00	0.00	0.00	\$38,900
2: Detached Garage/Boat H	1	Wood Fr	D	1968	1968	57	F		\$37.41	0.85	\$25.44	24'x34'	\$20,758	55%	\$9,340	0%	100%	0.850	1.000	100.00	0.00	0.00	\$7,900
3: Lean-to	1	Concrete	D	1968	1968	57	A		\$8.80	0.85		10'x24' x 8'	\$1,436	65%	\$500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
4: Lean-To	1	Earth Flo	D	1968	1968	57	A		\$3.80	0.85		10'x24' x 6'	\$620	65%	\$220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200