

89-18-04-320-426.000-030

DRE & K INVESTCO LLC

620 S 13TH ST

500, Vacant - Platted Lot

WAYNE-295398 (029)/2953

1/2

**General Information**

**Parcel Number**  
89-18-04-320-426.000-030

**Local Parcel Number**  
50-04-320-426.000-29

**Tax ID:**  
029-40644-00

**Routing Number**  
5004320-166

**Property Class 500**  
Vacant - Platted Lot

**Ownership**  
DRE & K INVESTCO LLC  
595 SW 21ST ST  
RICHMOND, IN 47374

**Legal**  
13 FT 7 IN N SIDE LOT 20 C H C LOT 21 C H C

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/28/2024	DRE & K INVESTCO L	2024003577	QC	/		
05/02/2024	TEVIS, MONTIQUE	2024002997	CM	/	\$1,100	
03/28/2024	BOARD OF COMMISS	2024002097	TS	/		
07/09/2020	LESLIE, MICHELLE	2020005435	CM	/	\$2,100	
05/06/2020	BOARD OF COMMISS	2020003335	RR	/		
05/05/2020	BOARD OF COMMISS	2020003302	TS	/		

**Notes**

3/7/2025 Nexus: 2025 GENERAL REVAUATION

12/13/2022 CYCLICAL: 2023 GENERAL REVAL

10/12/2022 Misc: 2022: STRUCTURE RAZED PER FC 10/5/2022

1/11/2021 Misc: 2021: DWELLING VERY POOR PER F/C 01-05-2020

7/16/2020 Misc: 2020 C OF E: SET VALUE DUE TO COMMISSIONER'S SALE



Res

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**  
5004320

**Location Address (1)**  
620 S 13TH 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	2023	2022
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$3,800</b>	<b>Land</b>	<b>\$3,800</b>	<b>\$4,800</b>	<b>\$4,200</b>	<b>\$4,200</b>	<b>\$3,500</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$4,200	\$3,500
\$3,800	Land Non Res (2)	\$3,800	\$4,800	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$4,200	\$0	\$0
<b>\$0</b>	<b>Improvement</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,900</b>
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$1,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$3,200
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$3,800</b>	<b>Total</b>	<b>\$3,800</b>	<b>\$4,800</b>	<b>\$4,200</b>	<b>\$4,200</b>	<b>\$8,400</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$4,200	\$5,200
\$3,800	Total Non Res (2)	\$3,800	\$4,800	\$0	\$0	\$3,200
\$0	Total Non Res (3)	\$0	\$0	\$4,200	\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		56	56x165	1.05	\$81	\$85	\$4,760	-20%	1.0000	0.00	100.00	0.00	\$3,810

**Zoning**  
ZO01 Residential

**Subdivision**

Lot

**Market Model**  
N/A

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** All

**Streets or Roads** Paved

**TIF**

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 11/22/2022 bb

Appraiser 12/13/2022 Nexus

**Land Computations**

Calculated Acreage	0.21
Actual Frontage	56
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.21
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	0.21
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	\$0
CAP 2 Value	\$3,800
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$3,800</b>

