

89-18-04-340-311.000-030

TDM INVESTMENTS INC

827 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number
89-18-04-340-311.000-030

Local Parcel Number
50-04-340-311.000-29

Tax ID:
029-06443-00

Routing Number
5004340-020

Ownership

TDM INVESTMENTS INC
902 CANTERBURY TRL
RICHMOND, IN 47374

Legal

PT LOTS 5 & 6 EAST OAKLAND 61.6 FT X 115 FT
OR 0.16A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/24/2022	TDM INVESTMENTS I	2022005487	QC	/		
06/20/2017	DIAMOND, ALFREDO	2017004851	QC	/		
03/06/2017	DIAMOND, LINDA	2017001828	QC	/		
05/07/2007	SHARP, GREGORY C		CO	/	\$0	
01/01/1900	STICKEL PROPERTIE		CO	/		

Notes

12/20/2022 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 295379-029
WAYNE-295379 (029)

Section/Plat
5004340

Location Address (1)
827 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	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"/>
\$7,700	Land	\$7,700	\$6,600	\$5,700	\$5,700	\$5,700
\$7,700	Land Res (1)	\$7,700	\$6,600	\$5,700	\$5,700	\$5,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$39,100	Improvement	\$39,100	\$33,600	\$29,500	\$24,200	\$21,900
\$39,100	Imp Res (1)	\$39,100	\$33,600	\$29,500	\$24,200	\$21,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$46,800	Total	\$46,800	\$40,200	\$35,200	\$29,900	\$27,600
\$46,800	Total Res (1)	\$46,800	\$40,200	\$35,200	\$29,900	\$27,600
\$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')

Zoning	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		62	62x115	0.88	\$141	\$124	\$7,688	0%	1.0000	100.00	0.00	0.00	\$7,690

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

Land Computations

Calculated Acreage	0.16
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$7,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$7,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1170 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	144	\$1,200

Plumbing

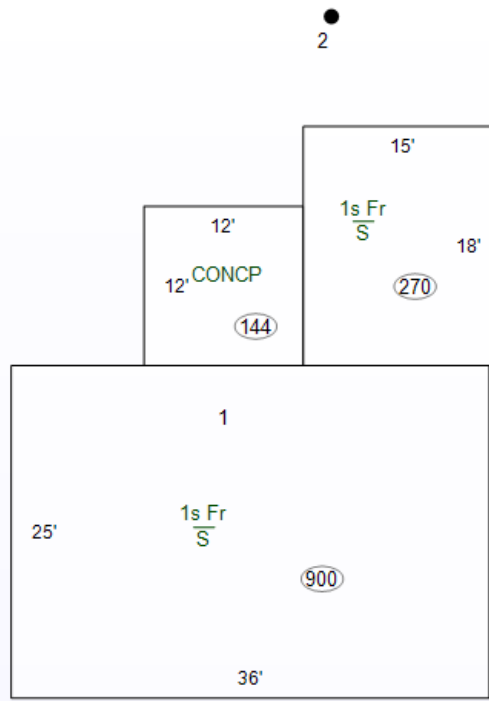
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1170	1170	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1170	0	\$0	

Total Base \$116,200
Adjustments 1 Row Type Adj. x 1.00 \$116,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
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 \$120,700
Sub-Total, 1 Units

Exterior Features (+)	\$1,200	\$121,900
Garages (+) 0 sqft	\$0	\$121,900
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$98,434

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	C-1	1959	1959	66 G		0.85		1,170 sqft	\$98,434	37%	\$62,010	30%	100%	0.900	1.000	100.00	0.00	0.00	\$39,100
2: Utility Shed	1	SV	D	2010	2010	15 A		0.85		10'x12'		45%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0