

89-18-04-340-401.000-030

MARTINEZ TAPIA, JOSE MANUE

806 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number
89-18-04-340-401.000-030

Local Parcel Number
50-04-340-401.000-29

Tax ID:
029-45219-00

Routing Number
5004340-001

Ownership

MARTINEZ TAPIA, JOSE MANUEL
806 S 13TH ST
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/26/2015	MARTINEZ TAPIA, JO	2015007152	QC	/		I
05/02/2012	GAYTAN-CUEVAS, R	2012003410	WD	/	\$27,000	V
07/08/2011	STEGNER, CHAD J	2011004995	WD	/	\$7,500	I
01/01/1900	SCHROEDER, CATH	2011004995	WD	/	\$7,500	I

Notes

10/16/2018 Misc: 2019 GENERAL REVALUATION
- SFD GR D- / REMOVE UTILITY SHED

Legal

95 X 77 FT LOT 4 P & W 72.67 X 92.60 FT NE COR
LOT 3 P & W



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)
806 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"/>
\$12,400	Land	\$12,400	\$10,500	\$9,200	\$9,200	\$9,200
\$12,400	Land Res (1)	\$12,400	\$10,500	\$9,200	\$9,200	\$9,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$20,600	Improvement	\$20,600	\$17,700	\$15,500	\$15,200	\$13,800
\$20,600	Imp Res (1)	\$20,600	\$17,700	\$15,500	\$15,200	\$13,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$33,000	Total	\$33,000	\$28,200	\$24,700	\$24,400	\$23,000
\$33,000	Total Res (1)	\$33,000	\$28,200	\$24,700	\$24,400	\$23,000
\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		81	81x167	1.06	\$141	\$149	\$12,069	0%	1.0000	100.00	0.00	0.00	\$12,070
R	F		8	8x72x164	0.26	\$141	\$37	\$296	0%	1.0000	100.00	0.00	0.00	\$300

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 Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 09/12/2022 ts

Appraiser 12/06/2022 rc

Land Computations

Calculated Acreage	0.32
Actual Frontage	89
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.32
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	0.32
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	\$12,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 780 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
Stoop, Masonry	60	\$2,300
Canopy, Shed Type	60	\$500

Plumbing

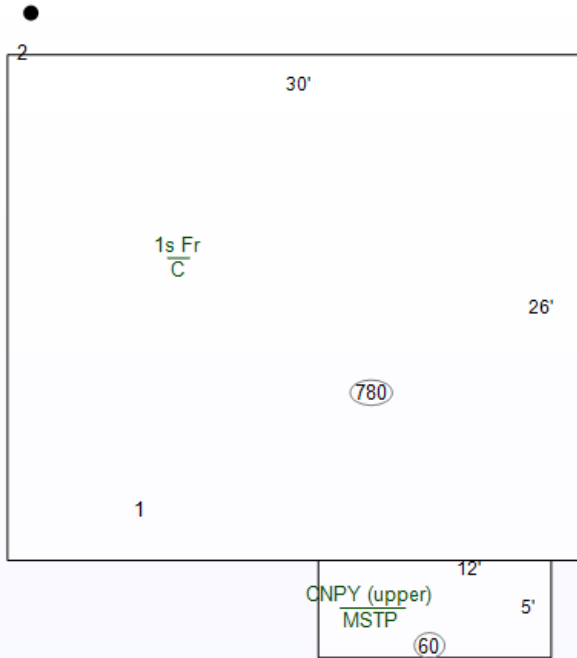
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	780	780	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	780	0	\$6,700	
Slab				

Total Base \$93,200

Adjustments 1 Row Type Adj. x 1.00 \$93,200

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 \$93,200

Sub-Total, 1 Units

Exterior Features (+)	\$2,800	\$96,000
Garages (+) 0 sqft	\$0	\$96,000
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$65,280

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	1935	1935	90 F		0.85		780 sqft	\$65,280	65%	\$22,850	0%	100%	0.900	1.000	100.00	0.00	0.00	\$20,600
2: Utility Shed	1	SV	D	2005	2005	20 A		0.85		8'x10'		50%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0