

89-18-04-340-616.000-030

SCHROEDER, JOSEPH A

1307 S I ST

520, 2 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-04-340-616.000-030
Local Parcel Number 50-04-340-616.000-29

Tax ID: 029-45217-00

Routing Number 5004340-072

Property Class 520 RENTAL
2 Family Dwell - Platted Lot

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 (2) 1307 S I ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

SCHROEDER, JOSEPH A
920 S 13TH ST
RICHMOND, IN 47374

Legal

92.52 X 175 FT N PT LOT 7 & 8 P & W



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for Land, Improvement, and Total.

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

Table with columns: 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.

Notes

1/6/2023 Misc: 2023 GENERAL REVALUATION

Res

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

Data Source External Only

Collector 11/28/2022 bb

Appraiser 01/06/2023 Nexus

Total Value \$14,000

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1948 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
Porch, Enclosed Frame	112	\$9,400

Plumbing

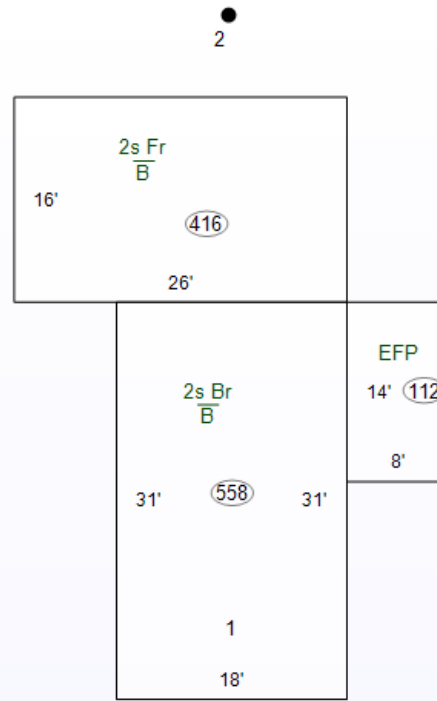
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	974	974	\$108,300	
2	93	974	974	\$56,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		974	0	\$34,100	
Crawl					
Slab					

Total Base \$199,000

Adjustments 1 Row Type Adj. x 1.00 \$199,000

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:974 2:974 \$5,800

No Elec (-) \$0

Plumbing (+ / -) 10 - 10 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$213,600

Sub-Total, 1 Units

Exterior Features (+) \$9,400 \$223,000

Garages (+) 0 sqft \$0 \$223,000

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$170,595

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	2	3/6 Maso	D+2	1850	1850	175 A		0.85		2,922 sqft	\$170,595	50%	\$85,300	0%	100%	0.90	1.000	50.00	50.00	0.00	\$76,800
2: Detached Garage/Boat H	1	Concrete	C	1950	1950	75 A	\$34.32	0.85	\$29.17	24'x41'	\$28,705	45%	\$15,790	0%	100%	0.90	1.000	100.00	0.00	0.00	\$14,200