

89-18-04-340-618.000-030

BAKER, JAMIE N

919 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953 1/2

General Information

Parcel Number 89-18-04-340-618.000-030
Local Parcel Number 50-04-340-618.000-29
Tax ID: 029-30949-00
Routing Number 5004340-017

Ownership

BAKER, JAMIE N
919 S 13TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/23/2021 to 02/18/2009.

Notes

12/20/2022 Misc: 2023 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot

Legal

50 X 175 FT PT LOTS 7 & 8 P & W



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) 919 S 13TH ST RICHMOND, IN 47374

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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. Row shows data for F, F, 50, 50x175, 1.07, \$141, \$151, \$7,550, 0%, 1.0000, 100.00, 0.00, 0.00, \$7,550.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (50), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$7,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,600).

Review Group 2027

Data Source External Only

Collector 12/07/2022 rc

Appraiser 12/07/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1014 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	360	\$2,500

**Plumbing**

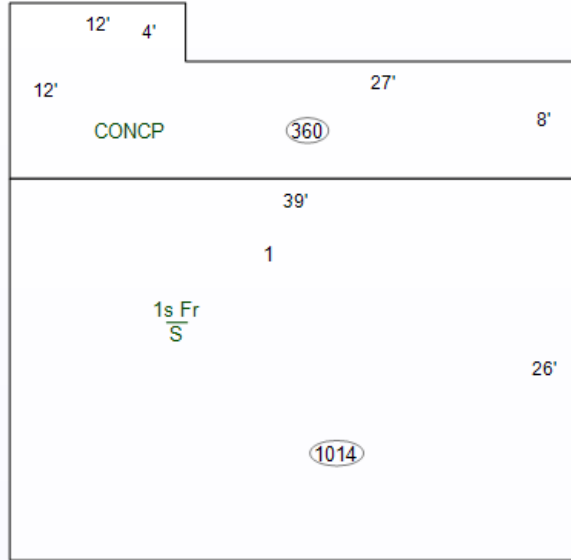
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1014	1014	\$106,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1014	0	\$0	
				<b>Total Base</b>	\$106,900

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1014	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$110,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,500	\$113,200
Garages (+) 0 sqft	\$0	\$113,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		\$96,220

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1960	1995	30	G			0.85		1,014 sqft	\$96,220	22%	\$75,050	0%	100%	0.900	1.220	100.00	0.00	0.00	\$82,400
2: Utility Shed	1	SV	D	2000	2000	25	A			0.85		10'x10'		55%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0