

89-18-04-340-822.000-030			CUMMINGS, BRIAN			1009 S 13TH ST			510, 1 Family Dwell - Platted Lot					WAYNE-295379 (029)/2953			1/2						
General Information			Ownership			Transfer of Ownership										Notes							
Parcel Number			CUMMINGS, BRIAN			Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	12/20/2022 Misc: 2023 GENERAL REVALUATION										
89-18-04-340-822.000-030			1009 S 13TH ST			03/04/2021	CUMMINGS, BRIAN	2021002036	SW	/	\$86,000	I											
Local Parcel Number			RICHMOND, IN 47374			11/05/2020	MERK HOLDINGS IN	2020009122	SH	/	\$30,500	I											
50-04-340-822.000-29						01/01/1900	GRAY, KATHERYN &		CO	/		I											
Tax ID:			Legal																				
029-03742-00			58 X 132.1 FT LOT 18 & 19 P & W																				
Routing Number																							
5004340-012																							
Property Class 510																							
1 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 (1)			1009 S 13TH ST																				
			RICHMOND, IN 47374																				
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			12/07/2022 rc			Appraiser			12/07/2022 Nexus		

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area900 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms3

Living Rooms1

Dining Rooms0

Family Rooms0

Total Rooms5

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

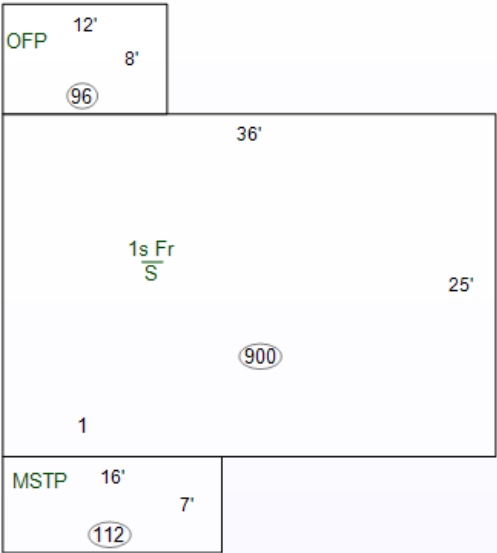
☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Stoop, Masonry	112	\$3,200
Porch, Open Frame	96	\$6,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	900	900	\$96,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		900	0	\$0	
		Total Base			\$96,900
Adjustments		1 Row Type Adj. x 1.00			\$96,900
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					\$96,900
Sub-Total, 1 Units					
Exterior Features (+)				\$9,500	\$106,400
Garages (+) 0 sqft				\$0	\$106,400
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.85
Replacement Cost					\$90,440

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co 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	1958	1995	30 G		0.85		900 sqft	\$90,440	22%	\$70,540	0%	100%	0.900	1.250	100.00	0.00	0.00	\$79,400	
2: Detached Garage/Boat H	1	Wood Fr	D	1972	1972	53 A	\$48.82	0.85	\$33.20	406 sqft	\$13,478	45%	\$7,410	0%	100%	0.900	1.000	100.00	0.00	0.00	\$6,700	