

89-18-05-110-319.000-030

General Information

Parcel Number
89-18-05-110-319.000-030

Local Parcel Number
50-05-110-319.000-29

Tax ID:
029-03848-00

Routing Number

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 294387-029
WAYNE-294387 (029)

Section/Plat
5005110

Location Address (2)
418 W NATIONAL RD
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 2028

MENDENHALL, LILLIAN L REVO

Ownership

MENDENHALL, LILLIAN L REVOCABL
2480 N BEACH RD
ENGLEWOOD, FL 34223

Legal

N PT LOT 5 F KLEMAN

418 W NATIONAL RD

520, 2 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/10/2024	MENDENHALL, LILLIA	2024002441	QC	/		I
01/01/1900	MENDENHALL, ROBE		CO	/		I

WAYNE-294387 (029)/2943 1/2

Notes

9/21/2023 Misc: 2024 GENERAL REVALUATION
10/14/2019 Misc: 2020 GENERAL REVAL



Res

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	☐	☐	☐	☐	☐
\$12,600	Land	\$12,600	\$10,700	\$9,400	\$9,400	\$9,400
\$12,600	Land Res (1)	\$12,600	\$10,700	\$9,400	\$9,400	\$9,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$74,400	Improvement	\$74,400	\$64,500	\$58,200	\$58,900	\$53,000
\$37,200	Imp Res (1)	\$37,200	\$32,300	\$29,100	\$29,500	\$26,500
\$37,200	Imp Non Res (2)	\$37,200	\$32,200	\$29,100	\$29,400	\$26,500
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$87,000	Total	\$87,000	\$75,200	\$67,600	\$68,300	\$62,400
\$49,800	Total Res (1)	\$49,800	\$43,000	\$38,500	\$38,900	\$35,900
\$37,200	Total Non Res (2)	\$37,200	\$32,200	\$29,100	\$29,400	\$26,500
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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		42	42x130	0.99	\$302	\$299	\$12,558	0%	1.0000	100.00	0.00	0.00	\$12,560

Land Computations

Calculated Acreage	0.13
Actual Frontage	42
Developer Discount	☐
Parcel Acreage	0.13
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	0.13
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	\$12,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,600

Data Source External Only

Collector 09/12/2023 js

Appraiser 09/21/2023 Nexus

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height2

StyleN/A

Finished Area2244 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks22

Water Heaters22

Add Fixtures00

Total610

Accommodations

Bedrooms4

Living Rooms1

Dining Rooms1

Family Rooms0

Total Rooms10

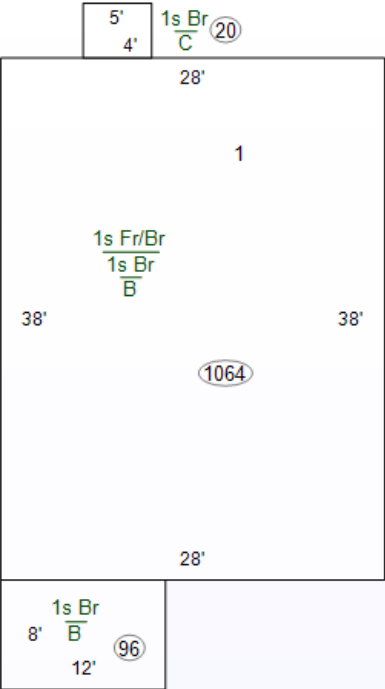
Heat Type

Central Warm Air

Description

Area

Value



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1180	1180	\$127,800	
2	92	1064	1064	\$58,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1160	0	\$38,100	
Crawl		20	0	\$3,200	
Slab					
				Total Base	\$227,400
Adjustments		1 Row Type Adj. x 1.00			\$227,400
Unfin Int (-)					\$0
Ex Liv Units (+)				C:1	\$8,800
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			10 – 10 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$240,700
Sub-Total, 1 Units					
Exterior Features (+)				\$0	\$240,700
Garages (+) 0 sqft				\$0	\$240,700
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.85
Replacement Cost					\$214,825

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	4/6 Maso	C+1	1920	1920	105	P		0.85		3,404 sqft	\$214,825	65%	\$75,190	0%	100%	0.990	1.000	50.00	50.00	0.00	\$74,400