

89-18-05-130-604.000-030

VREDEVELD, JOHN C

412 SW 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-604.000-030
Local Parcel Number 50-05-130-604.000-29

Tax ID: 029-23008-00

Routing Number

Property Class 510 RENTAL
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 294387-029 WAYNE-294387 (029)
Section/Plat 5005130
Location Address (1) 412 SW 4TH ST RICHMOND, IN 47374

Ownership

VREDEVELD, JOHN C
5342 STUDY RD
CENTERVILLE, IN 47330

Legal

LOT 41 JENKINS

Transfer of Ownership

Date 01/01/1900 Owner VREDEVELD, JOHN Doc ID CO Book/Page Adj Sale Price V/I

Notes

8/25/2023 Misc: 2024 GENERAL REVAUATION
12/29/2020 Misc: 2021: REMOVE DET GARAGE PER PERMIT F/C 12-22-2020



Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total, etc.) for years 2022-2025.

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

Table with 15 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/17/2023 js

Appraiser 08/25/2023 Nexus

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 598 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	48	\$6,300
Porch, Open Frame	168	\$9,200

Plumbing

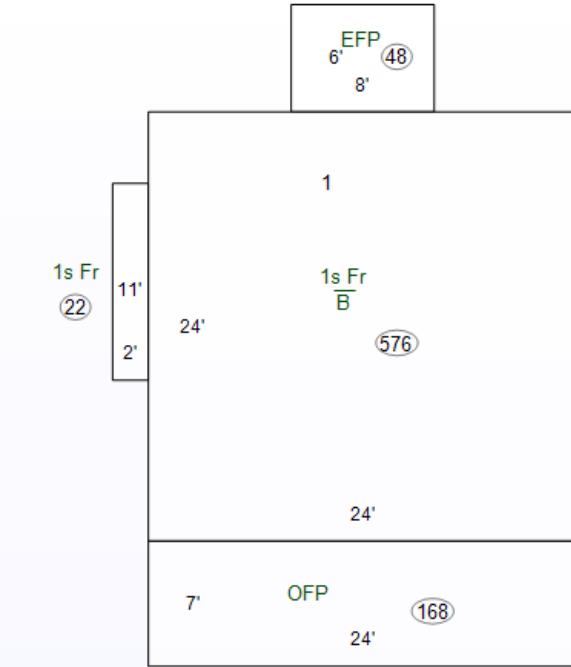
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	598	598	\$72,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		576	0	\$26,000	
Crawl					
Slab					

Total Base \$98,600

Adjustments 1 Row Type Adj. x 1.00 \$98,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:598 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$102,800

Sub-Total, 1 Units

Exterior Features (+)	\$15,500	\$118,300
Garages (+) 0 sqft	\$0	\$118,300
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost \$80,444

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	1930	1975	50 F		0.85		1,174 sqft	\$80,444	50%	\$40,220	0%	100%	0.990	1.000	100.00	0.00	0.00	\$39,800