

89-18-05-430-503.000-030

PAUL, JANELLE

918 S 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-05-430-503.000-030

Local Parcel Number 50-05-430-503.000-29

Tax ID: 029-45408-00

Routing Number

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 5005430

Location Address (1) 918 S 4TH ST RICHMOND, IN 47374

Zoning

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 2028

Ownership

PAUL, JANELLE 918 S 4TH ST RICHMOND, IN 47374

Legal

LOT 3 W S L



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/30/2023 to 01/01/1900.

Notes

3/1/2024 Nexus: 2024 SALES REVIEW: D/1975 EFFYR -BB/NEXUS
9/15/2023 Misc: 2024 GENERAL REVALUATION
10/21/2019 Misc: 2020 GENERAL REVAL

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show values 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 values for F, F, 57, 57x175, 1.07, \$141, \$151, \$8,607, 0%, 1.0000, 100.00, 0.00, 0.00, \$8,610.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.23), Actual Frontage (57), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$8,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,600).

Data Source External Only

Collector 09/06/2023 js

Appraiser 09/15/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 954 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
Canopy, Shed Type	72	\$800
Porch, Enclosed Frame	48	\$6,300
Patio, Concrete	262	\$1,900

**Plumbing**

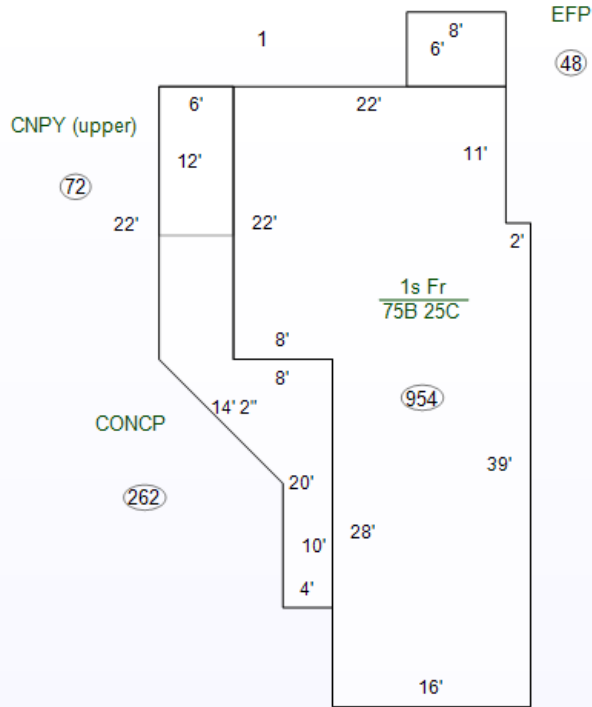
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	954	954	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	716	0	\$29,100	
Crawl	238	0	\$4,200	
Slab				

**Total Base** \$134,400

**Adjustments 1 Row Type Adj. x 1.00** \$134,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:954	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$138,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,000	\$147,200
Garages (+) 0 sqft	\$0	\$147,200
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

**Replacement Cost** \$100,096

**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	D	1920	1975	50	A			0.85		1,670 sqft	\$100,096	40%	\$60,060	0%	100%	0.900	1.000	100.00	0.00	0.00	\$54,100