

89-18-05-440-606.000-030

VL REMODELING LLC

1030 S 8TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-440-606.000-030
Local Parcel Number 50-05-440-606.000-29

Tax ID: 029-43230-00

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 296356-029 WAYNE-296356 (029)

Section/Plat 5005440

Location Address (1) 1030 S 8TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

VL REMODELING LLC
2749 N GALE ST
INDIANAPOLIS, IN 46218

Legal

LOT 23 F VON PEINS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/13/2025 to 01/01/1900.

Notes

9/26/2023 Misc: 2024 GENERAL REVALUATION
10/8/2019 Misc: 2020 GENERAL REVAL
9/29/2015 : 2015 INFORMAL REVIEW: CHANGE GRADE / CONDITION OF GARAGE TO C / FR, VALUE ADJUST, PER TWP ASSESSOR 9-25-15



Res

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 Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

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, 41, 41x129, 0.94, \$101, \$95, \$3,895, 0%, 1.0000, 100.00, 0.00, 0.00, \$3,900.

Data Source External Only

Collector 09/15/2023 js

Appraiser 09/26/2023 Nexus

Total Value \$3,900

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2052 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Masonry	260	\$12,500
Canopy, Roof Extension	56	\$1,000
Stoop, Masonry	56	\$2,300

Plumbing

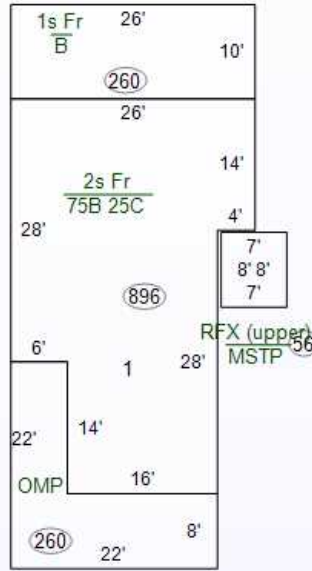
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1156	1156	\$114,600	
2	1Fr	896	896	\$48,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		932	0	\$33,100	
Crawl		224	0	\$4,000	
Slab					

Total Base \$200,500

Adjustments 1 Row Type Adj. x 1.00 \$200,500

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

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 \$209,300

Sub-Total, 1 Units

Exterior Features (+) \$15,800 \$225,100

Garages (+) 0 sqft \$0 \$225,100

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$172,202

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	Wood Fr	D+2	1920	1920	105 F		0.85		2,984 sqft	\$172,202	65%	\$60,270	15%	100%	0.850	1.000	50.00	50.00	0.00	\$43,500
2: Detached Garage/Boat H	1	SV	C	1990	1990	35 F		0.85		24'x24'		30%		0%	100%	0.850	1.000	100.00	0.00	0.00	\$3,000