

89-18-06-310-104.000-030

MARKER, CHRISTOPHER R

513 SW 15TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294416 (029)/2944

1/2

General Information

Parcel Number 89-18-06-310-104.000-030
Local Parcel Number 50-06-310-104.000-29

Tax ID: 029-53270-00

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 294416-029 WAYNE-294416 (029)

Section/Plat 5006310

Location Address (1) 513 SW 15TH 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

MARKER, CHRISTOPHER R
5000 EDGEWOOD DR
RICHMOND, IN 47374

Legal

LOT 138 J D BAIRD'S RE SUB DIV



Date 01/01/1900 Owner MARKER, CHRISTOP Doc ID Code Book/Page Adj Sale Price V/I

Transfer of Ownership

CO /

Notes

10/4/2019 Misc: 2020 GENERAL REVALUATION
7/1/2015 : 2016: REMOVE UTIL SHED, CHANGE DWLG GRADE TO D+2 W/COND F & DET GAR GRADE TO D PER WAYNE TWP ASSESSOR ON 05-18-15
7/28/2014 : 2015: REMOVE SV ON UTIL SHED, & ADD CONC PER WAYNE TWP ASSESSOR ON 07-17-14
3/20/2013 : 2013: CHANGE GRADE TO D+1 PER WAYNE TWP ASSESSOR

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics like 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, and Total Value.

Data Source External Only

Collector 07/24/2023 js

Appraiser 08/01/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 768 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, Open Frame	152	\$8,300
Wood Deck	64	\$2,300
Patio, Concrete	464	\$3,700

Plumbing

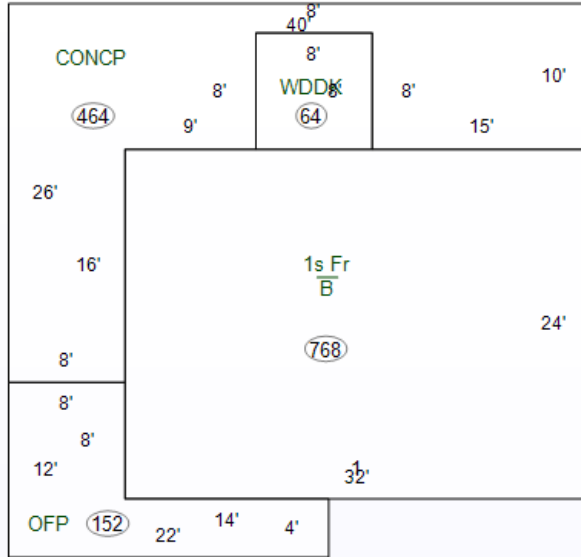
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	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	768	768	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	768	0	\$30,100	
Crawl				
Slab				

Total Base \$116,600
Adjustments 1 Row Type Adj. x 1.00 \$116,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:768	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$121,600

Sub-Total, 1 Units

Exterior Features (+)	\$14,300	\$135,900
Garages (+) 0 sqft	\$0	\$135,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$98,188

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+1	1947	1970	55	F		0.85		1,536 sqft	\$98,188	55%	\$44,180	0%	100%	1.270	1.000	100.00	0.00	0.00	\$56,100
2: Detached Garage/Boat H	1	Wood Fr	D	1947	1947	78	A	\$59.52	0.85	\$40.47	12'x20'	\$9,714	50%	\$4,860	0%	100%	1.270	1.000	100.00	0.00	0.00	\$6,200