

General Information

Parcel Number 89-18-08-230-310.000-030
Local Parcel Number 50-08-230-310.000-29

Tax ID: 029-45720-00

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 5008230
Location Address (1) 1513 S 4TH ST RICHMOND, IN 47374

Ownership

SHERROW, NORMAN G & LOIS M
1513 S 4TH ST
RICHMOND, IN 47374

Legal

LOTS 664 & 665 BEALLVIEW

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/08/2007 and 01/01/1900.

Notes

1/3/2024 Misc: 2024 GENERAL REVAUATION
10/23/2019 Misc: 2020 GENERAL REVAL



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 values for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 05/24/2023 js

Appraiser 01/03/2024 Nexus

Total Value \$10,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 968 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
Patio, Concrete	96	\$800
Canopy, Shed Type	96	\$900
Porch, Open Frame	176	\$9,200

Plumbing

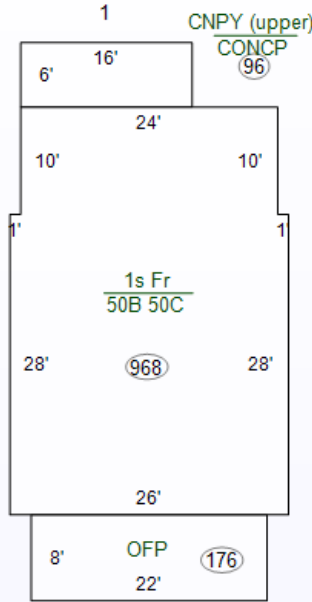
TF
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 2
Living Rooms 1
Dining Rooms 1
Family Rooms 0
Total Rooms 5

Heat Type

2



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	968	968	\$103,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	484	0	\$23,400	
Crawl	484	0	\$5,600	
Slab				

Total Base \$132,200
Adjustments 1 Row Type Adj. x 1.00 \$132,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:968	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$136,000
Sub-Total, 1 Units		
Exterior Features (+)	\$10,900	\$146,900
Garages (+) 0 sqft	\$0	\$146,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$106,135

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+1	1940	1940	85	A			0.85		1,452 sqft	\$106,135	50%	\$53,070	0%	100%	0.900	1.000	100.00	0.00	0.00	\$47,800
2: Detached Garage/Boat H	1	Concrete	D	1960	1960	65	A		\$43.71	0.85	\$29.72	20'x24'	\$14,267	47%	\$7,560	0%	100%	0.900	1.000	100.00	0.00	0.00	\$6,800