

89-18-08-230-316.000-030

WILSON, FREDDIE L & CYNTHIA

1537 S 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-08-230-316.000-030
Local Parcel Number 50-08-230-316.000-29

Tax ID: 029-53327-00

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) 1537 S 4TH ST RICHMOND, IN 47374

Ownership

WILSON, FREDDIE L & CYNTHIA K
1537 S 4TH ST
RICHMOND, IN 47374

Legal

LOT 670 BEALLVIEW

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 2007 and 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 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.

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

Land Computations

Table with columns: Land Computations, 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 \$5,700.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 936 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, Treated Pine | 120 | \$900 |
| Patio, Treated Pine | 200 | \$1,400 |

Plumbing

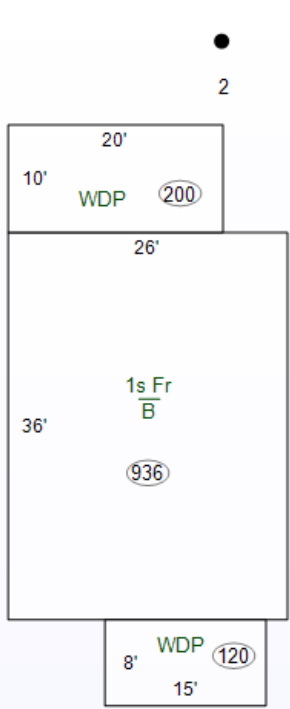
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |
| | | |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 936 | 936 | \$99,000 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 936 | 0 | \$33,100 | |
| Crawl | | | | | |
| Slab | | | | | |

| Total Base | | \$132,100 |
|--------------------|-------------------------------|------------------|
| Adjustments | 1 Row Type Adj. x 1.00 | \$132,100 |
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:936 | \$4,400 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

| | | |
|-----------------------------------|---------|------------------|
| Sub-Total, One Unit | | \$136,500 |
| Sub-Total, 1 Units | | |
| Exterior Features (+) | \$2,300 | \$138,800 |
| Garages (+) 0 sqft | \$0 | \$138,800 |
| Quality and Design Factor (Grade) | | 0.90 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$106,182 |

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+2 | 1956 | 1956 | 69 | G | | 0.85 | | 1,872 sqft | \$106,182 | 42% | \$61,590 | 0% | 100% | 0.900 | 1.000 | 100.00 | 0.00 | 0.00 | \$55,400 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | C | 1956 | 1956 | 69 | A | \$39.83 | 0.85 | \$33.86 | 26'x26' | \$22,886 | 42% | \$13,270 | 0% | 100% | 0.900 | 1.000 | 100.00 | 0.00 | 0.00 | \$11,900 |
| 3: Utility Shed | 1 | SV | D | 2000 | 2000 | 25 | A | | 0.85 | | 8'x27' | | 55% | | 0% | 100% | 0.900 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |