

89-18-08-230-603.000-030

General Information

Parcel Number
89-18-08-230-603.000-030

Local Parcel Number
50-08-230-603.000-29

Tax ID:
029-45975-00

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 295379-029
WAYNE-295379 (029)

Section/Plat
5008230

Location Address (1)
1613 S 4TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

ROMAN RENTALS LLC

Ownership

ROMAN RENTALS LLC
579 TEST RD
RICHMOND, IN 47374

Legal

LOT 676 BEALL

1613 S 4TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/27/2010	ROMAN RENTALS LL	2010008381	WD	/	\$48,000	I
08/16/2010	ROMAN RENTALS LL	2010005875	WD	/		I
03/04/2010	HITTLE, THOMAS S	2010001507 & 150	WD	/	\$10,000	I
01/01/1900	SOUTHERLAND, WIL	2010001507 & 150	WD	/	\$10,000	I

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Res



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$5,800	Land	\$5,800	\$5,000	\$4,300	\$4,300	\$4,300
\$5,800	Land Res (1)	\$5,800	\$5,000	\$4,300	\$4,300	\$4,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$42,800	Improvement	\$42,800	\$36,700	\$32,200	\$31,400	\$28,500
\$42,800	Imp Res (1)	\$42,800	\$36,700	\$32,200	\$31,400	\$28,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$48,600	Total	\$48,600	\$41,700	\$36,500	\$35,700	\$32,800
\$48,600	Total Res (1)	\$48,600	\$41,700	\$36,500	\$35,700	\$32,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		40	40x160	1.03	\$141	\$145	\$5,800	0%	1.0000	100.00	0.00	0.00	\$5,800

Land Computations

Calculated Acreage	0.15
Actual Frontage	40
Developer Discount	☐
Parcel Acreage	0.15
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	0.15
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	\$5,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$5,800

WAYNE-295379 (029)/2953

Notes

1/3/2024 Misc: 2024 GENERAL REVAUATION

10/23/2019 Misc: 2020 GENERAL REVAL

Appraiser 01/03/2024 Nexus

Collector 05/24/2023 js

Data Source External Only

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, Concrete	408	\$2,900
Stoop, Masonry	48	\$2,300

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	1
Total Rooms	6

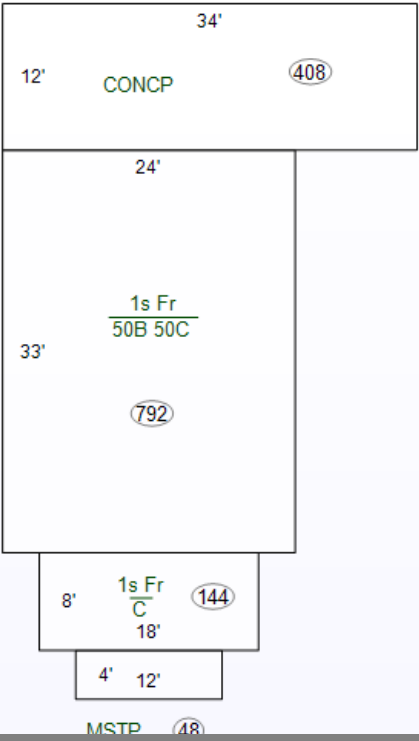
Heat Type

Central Warm Air

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Specialty Plumbing

Description	Count	Value
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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		396	0	\$21,500	
Crawl		540	0	\$6,000	
Slab					

Total Base \$126,500

Adjustments 1 Row Type Adj. x 1.00 \$126,500

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

Sub-Total, One Unit \$126,500

Sub-Total, 1 Units

Exterior Features (+)	\$5,200	\$131,700
Garages (+) 0 sqft	\$0	\$131,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$95,153

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	1938	1938	87	A			0.85		1,332 sqft	\$95,153	50%	\$47,580	0%	100%	0.900	1.000	100.00	0.00	0.00	\$42,800