

89-18-08-230-622.000-030

MALANA TOM DEVELOPMENT L

1612 S 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

General Information

Parcel Number 89-18-08-230-622.000-030
Local Parcel Number 50-08-230-622.000-29

Tax ID: 029-15218-00

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) 1612 S 5TH 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

MALANA TOM DEVELOPMENT LLC
801 N A ST
RICHMOND, IN 47374

Legal

LOT 619 BEALL

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/30/2022 to 01/01/1900.

Notes

7/10/2023 Misc: 2024 GENERAL REVAL
6/20/2023 Appeal: 2023: INFORMAL REVIEW



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 details for 2025, 2024, and 2023.

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 F, F, 41, 41x160, 1.03, \$141, \$145, \$5,945, 0%, 1.0000, 100.00, 0.00, 0.00, \$5,950.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.15), Actual Frontage (41), 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 (\$6,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,000).

Data Source External Only

Collector 06/01/2023 js

Appraiser 07/10/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 800 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	112	\$6,300
Wood Deck	128	\$3,300

**Plumbing**

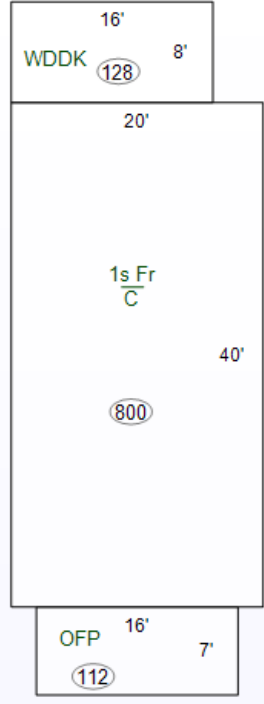
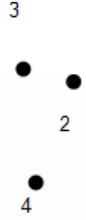
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	800	800	\$88,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	800	0	\$6,800	
Slab				

Total Base			\$95,300
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$95,300
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		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

**Specialty Plumbing**

Description	Count	Value
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Sub-Total, One Unit			\$95,300
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$9,600		\$104,900
Garages (+) 0 sqft	\$0		\$104,900
Quality and Design Factor (Grade)			0.80
Location Multiplier			0.85
<b>Replacement Cost</b>			<b>\$71,332</b>

**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	1943	1987	38 A		0.85		800 sqft	\$71,332	34%	\$47,080	25%	100%	0.900	1.000	100.00	0.00	0.00	\$31,800
2: Detached Garage/Boat H	1	Wood Fr	D	1950	1950	75 A	\$55.64	0.85	\$37.84	14'x22'	\$11,653	50%	\$5,830	0%	100%	0.900	1.000	100.00	0.00	0.00	\$5,200
3: Lean-to	1	Concrete	D	2009	2009	16 A	\$8.80	0.85		12'x14' x 8'	\$1,005	30%	\$700	0%	100%	0.900	1.000	0.00	0.00	100.00	\$600
4: Utility Shed	1	SV	D	2009	2009	16 A		0.85		12'x16'		45%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0