

89-18-09-120-201.000-030

WAGERS, R A & WAGERS FAMI

1319 S L ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-09-120-201.000-030
Local Parcel Number 50-09-120-201.000-29

Tax ID: 029-03699-00

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 5009120
Location Address (1) 1319 S L ST RICHMOND, IN 47374

Ownership

WAGERS, R A & WAGERS FAMILY R LIVING TRUST
200 SW E ST
RICHMOND, IN 47374

Legal

LOT 8 C BAKER ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 06/02/2014 and 01/01/1900.

Notes

12/13/2022 Misc: 2023: GENERAL REVALUATION



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show valuation data 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. Row shows data for F F 84 84x128 0.93 \$141 \$131 \$11,004 0% 1.0000 100.00 0.00 0.00 \$11,000.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source Aerial

Collector 10/07/2022 jh

Appraiser 10/10/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.25), Actual Frontage (84), Developer Discount, Parcel Acreage (0.25), 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 (0.25), 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 (\$11,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1200 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
Wood Deck	50	\$1,700
Stoop, Masonry	128	\$3,500
Canopy, Shed Type	128	\$1,100

Plumbing

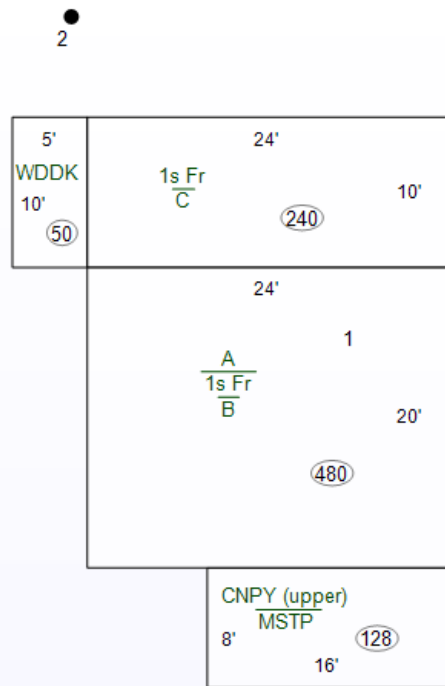
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	720	720	\$82,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		480	480	\$13,500	
Bsmt		480	0	\$23,400	
Crawl		240	0	\$4,200	
Slab					

Total Base \$123,600

Adjustments 1 Row Type Adj. x 1.00 \$123,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	A:480 1:720 \$5,100
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$128,700

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$135,000
Garages (+) 0 sqft	\$0	\$135,000
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$103,275

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+2	1947	1947	78	A			0.85		1,680 sqft	\$103,275	50%	\$51,640	0%	100%	0.90	1.000	100.00	0.00	0.00	\$46,500
2: Utility Shed	1	SV	D	2004	2004	21	A			0.85		8'x12'		55%		0%	100%	0.90	1.000	100.00	0.00	0.00	\$0