

89-18-09-120-307.000-030

JOHNSON, WILLIAM R & MARY

1305 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-09-120-307.000-030
Local Parcel Number 50-09-120-307.000-29

Tax ID: 029-03334-00

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)
1305 S 13TH ST
RICHMOND, IN 47374

Zoning

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 Wednesday, April 30, 2025
Review Group 2027

Ownership

JOHNSON, WILLIAM R & MARY MAZ
1623 S 13TH ST
RICHMOND, IN 47374

Legal

LOT 7 MARY MOUNT

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/11/2022 to 01/01/1900.

Notes

11/9/2022 Misc: 2023 GENERAL REVALUATION
2/12/2020 Misc: 2020: ADD ROOM ADDITION TO REAR OF HOUSE. 02-12-2020



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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). 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. Row shows values for F, F, 50, 50x118, 0.89, \$141, \$125, \$6,250, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,250.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$6,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 660 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, Enclosed Frame	66	\$7,800

Plumbing

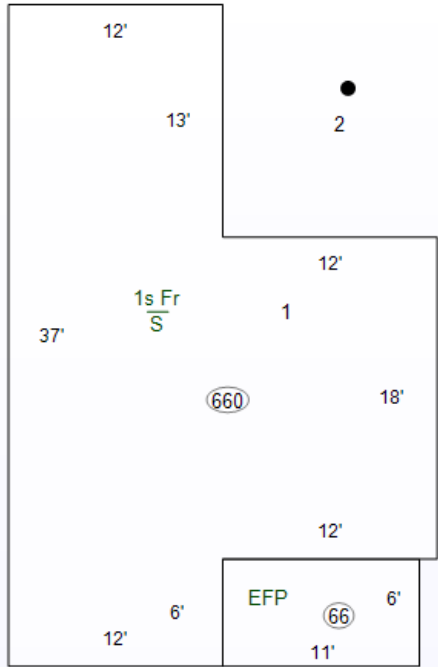
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	1
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	660	660	\$76,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		660	0	\$0	
				Total Base	\$76,600

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
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

Sub-Total, One Unit \$76,600

Sub-Total, 1 Units

Exterior Features (+)	\$7,800	\$84,400
Garages (+) 0 sqft	\$0	\$84,400
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.85
Replacement Cost		\$50,218

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-1	1900	1950	75	A		0.85		660 sqft	\$50,218	50%	\$25,110	3%	100%	0.900	1.000	100.00	0.00	0.00	\$21,900
2: Utility Shed	1	SV	D	1999	1999	26	A		0.85		8'x10'		55%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0