

89-18-09-120-308.000-030

JOHNSON, WILLIAM R & MARY

1307 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-09-120-308.000-030
Local Parcel Number 50-09-120-308.000-29

Tax ID: 029-02977-00

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) 1307 S 13TH ST RICHMOND, IN 47374

Ownership

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

Legal

LOT 8 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 A/C, WDDK, CANOPY AND OFF 02-12-2020



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 data for years 2022-2025.

Land Computations

Table with columns: Description, 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.

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage

Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 10/14/2022 jh

Appraiser 11/09/2022 Nexus

Total Value \$6,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 864 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	80	\$5,300
Wood Deck	171	\$4,100

Plumbing

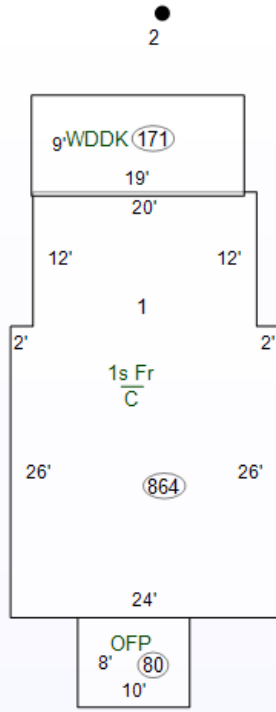
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	864	864	\$94,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		864	0	\$7,100	
Slab					

Total Base \$101,900

Adjustments 1 Row Type Adj. x 1.00 \$101,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:864 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$106,300

Sub-Total, 1 Units

Exterior Features (+)	\$9,400	\$115,700
Garages (+) 0 sqft	\$0	\$115,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$83,593

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	1948	1950	75	A			0.85		864 sqft	\$83,593	50%	\$41,800	3%	100%	0.900	1.000	100.00	0.00	0.00	\$36,500
2: Detached Garage/Boat H	1	Concrete	D+1	1948	1948	77	A		\$43.71	0.85	\$31.58	503 sqft	\$17,113	50%	\$8,560	0%	100%	0.900	1.000	100.00	0.00	0.00	\$7,700