

89-18-09-140-305.000-030

ANGEL, ANTHONY

1500 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-09-140-305.000-030
Local Parcel Number 50-09-140-305.000-29

Tax ID: 029-22771-00

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 5009140

Location Address (1)
1500 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

ANGEL, ANTHONY
1500 S 13TH ST
RICHMOND, IN 47374

Legal

PT 24 X 25 J W S ADDN TO GREENWOOD W PT
GREENWOODS LOT 26 J W S PT NW SEC 9-13-1
0.25A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

2/28/2024 Misc: 2024; SALES REVIEW
11/9/2022 Misc: 2023 GENERAL REVALUATION
10/28/2019 Misc: 2020: ADD AC 10-28-19

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

Data Source External Only

Collector 10/14/2022 jh

Appraiser 11/09/2022 Nexus

Total Value \$14,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1182 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	823	\$29,600

Plumbing

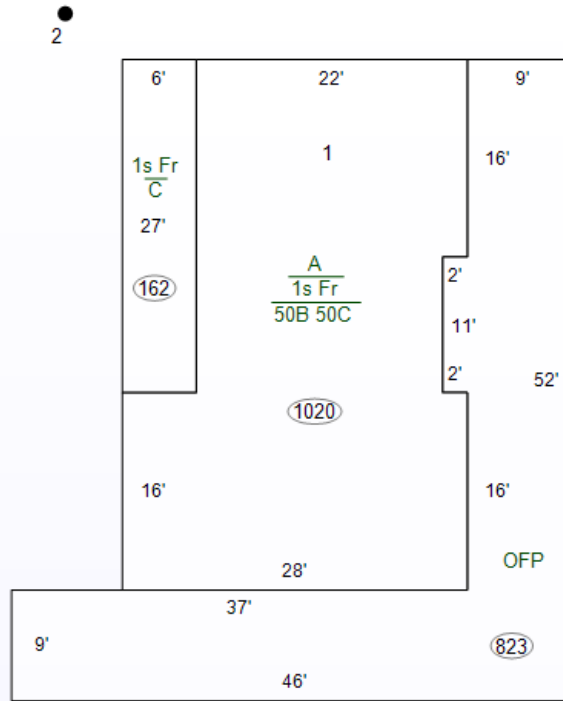
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1182	1182	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1020	0	\$8,500	
Bsmt	510	0	\$24,100	
Crawl	672	0	\$6,500	
Slab				

Total Base \$155,300
Adjustments 1 Row Type Adj. x 1.00 \$155,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1182 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$159,500

Sub-Total, 1 Units

Exterior Features (+)	\$29,600	\$189,100
Garages (+) 0 sqft	\$0	\$189,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$136,625

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	1980	45	A		0.85		2,712 sqft	\$136,625	38%	\$84,710	0%	100%	0.900	1.000	100.00	0.00	0.00	\$76,200
2: Utility Shed	1	SV	C	2019	2019	6	A		0.85		16'x12'		20%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0