

89-15-25-440-311.000-030

BAIN, CHRISTOPHER P

1204 NW 20TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295435 (029)/2954

1/2

General Information

Parcel Number 89-15-25-440-311.000-030
Local Parcel Number 48-25-440-311.000-29

Tax ID: 029-17841-00

Routing Number 4825440-040

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 295435-029 WAYNE-295435 (029)
Section/Plat 4825440
Location Address (1) 1204 NW 20TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Sewer, Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2030

Ownership

BAIN, CHRISTOPHER P
1204 NW 20TH ST
RICHMOND, IN 47374

Legal

LOT 39 BUCHHOLZ SUB DIV 2ND ADDN



Transfer of Ownership

Date 01/01/1900 Owner BAIN, CHRISTOPHER Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/12/2021 Misc: 2022: GENERAL REVALUATION
2/20/2013 : 2013: ADD DET GAR, ABG POOL, & UTIL SHED PER F/C ON 01-05-13

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.

Land Computations

Table with columns for various land metrics such as 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, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1416 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
Patio, Concrete	140	\$1,200
Porch, Open Masonry	56	\$4,700

Plumbing

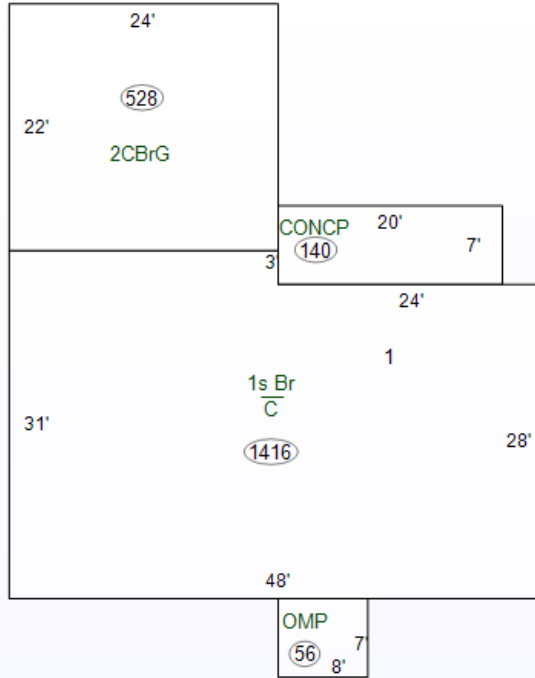
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1416	1416	\$143,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1416	0	\$9,100	
Slab					

Total Base \$152,800
Adjustments 1 Row Type Adj. x 1.00 \$152,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1416 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$159,000

Sub-Total, 1 Units

Exterior Features (+)	\$5,900	\$164,900
Garages (+) 528 sqft	\$22,300	\$187,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$159,120

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	Brick	C	1970	1970	55	A		0.85		1,416 sqft	\$159,120	40%	\$95,470	0%	100%	0.980	1.000	100.00	0.00	0.00	\$93,600
2: Detached Garage/Boat H	1	Wood Fr	C	2012	2012	13	A	\$36.00	0.85	\$30.60	24'x36'	\$26,438	12%	\$23,270	0%	100%	0.980	1.000	100.00	0.00	0.00	\$22,800