

89-16-21-330-208.000-030

General Information

Parcel Number
89-16-21-330-208.000-030

Local Parcel Number
46-21-330-208.000-29

Tax ID:
029-05388-00

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 293226-029
WAYNE-293226 (029)

Section/Plat
4621330

Location Address (1)
1230 UNIVERSITY BLVD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
Level

Public Utilities
All

ERA

Streets or Roads
Paved

TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

CHANG, MARGARITA C

Ownership

CHANG, MARGARITA C
1230 UNIVERSITY BLVD
RICHMOND, IN 47374

Legal

LOT 98 OAK PARK SUB DIV SEC IV

1230 UNIVERSITY BLVD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/26/2018	CHANG, MARGARITA	2015007994	DT	/		I
01/01/1900	CHANG, LEO I-OH &		CO	/		I

WAYNE-293226 (029)/2932 1/2

Notes

10/21/2020 Misc: 2021: GENERAL REVAL, ADDED 1S BR AND SLAB, CHANGED TO C+1 GRADE AND EFF YR 1986



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$42,900	Land	\$42,900	\$36,400	\$31,900	\$31,900	\$31,900
\$42,900	Land Res (1)	\$42,900	\$36,400	\$31,900	\$31,900	\$31,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$161,500	Improvement	\$161,500	\$137,200	\$123,900	\$125,300	\$118,700
\$161,500	Imp Res (1)	\$161,500	\$137,200	\$123,900	\$125,300	\$118,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$204,400	Total	\$204,400	\$173,600	\$155,800	\$157,200	\$150,600
\$204,400	Total Res (1)	\$204,400	\$173,600	\$155,800	\$157,200	\$150,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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
F	F		100	100x178	1.12	\$383	\$429	\$42,900	0%	1.0000	100.00	0.00	0.00	\$42,900

Land Computations

Calculated Acreage	0.41
Actual Frontage	100
Developer Discount	☐
Parcel Acreage	0.41
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	0.41
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	\$42,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$42,900

Data Source External Only

Collector 05/26/2020 ts

Appraiser 10/21/2020 Bridgett Doan

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

Tri-Level

Finished Area

1777 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

Stoop, Masonry

144

\$3,800

Plumbing

#

TF

Full Bath

2

6

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

5

10

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

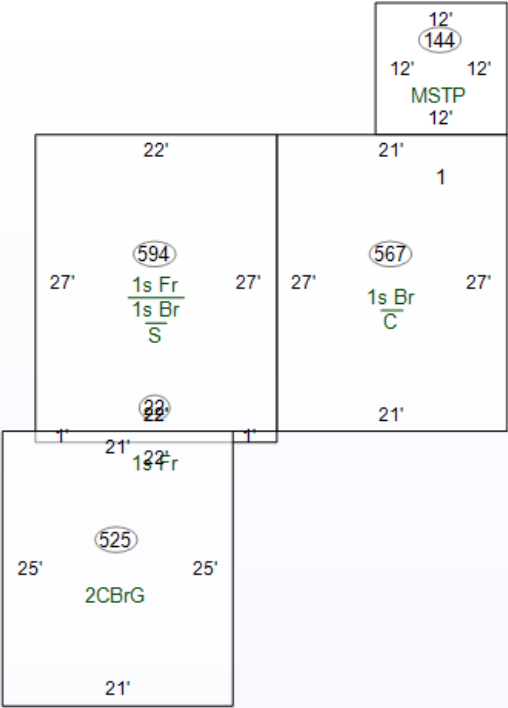
1

Total Rooms

6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	95	1183	1183	\$126,200	
2	1Fr	594	594	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		567	0	\$6,200	
Slab		594	0	\$0	
		Total Base			\$171,800
Adjustments		1 Row Type Adj. x 1.00			\$171,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1	\$4,500	
No Heating (-)					\$0
A/C (+)			2:594 1:1183	\$5,500	
No Elec (-)					\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800	\$4,000	
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit				\$185,800	
Sub-Total, 1 Units					
Exterior Features (+)				\$3,800	\$189,600
Garages (+) 525 sqft				\$22,300	\$211,900
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.85
Replacement Cost				\$189,121	

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	2	4/6 Maso	C+1	1976	1983	42	A		0.85		1,777 sqft	\$189,121	30%	\$132,380	0%	100%	1.220	1.000	100.00	0.00	0.00	\$161,500