

89-16-31-230-101.000-030

ANDERSON, DENNIS C & LINDA

622 INDIANA AVE

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295203 (029)/2952

1/2

General Information

Parcel Number 89-16-31-230-101.000-030
Local Parcel Number 46-31-230-101.000-29

Tax ID: 029-50126-00

Routing Number 4631230-034

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295203-029 WAYNE-295203 (029)
Section/Plat 4631230
Location Address (1) 622 INDIANA AVE RICHMOND, IN 47374

Ownership

ANDERSON, DENNIS C & LINDA K
755 RICHMOND AVE
RICHMOND, IN 47374

Legal

PT NE SEC 31-14-1 0.427A

Transfer of Ownership

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

Notes

10/13/2021 Misc: 2022 GENERAL REVALUATION



Res

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

Table with 7 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)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 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

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 Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 07/29/2021 rc

Appraiser 10/13/2021 df

Land Computations

Table with 2 columns: Land Computations, Value. Includes rows for 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 \$11,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 848 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	32	\$200

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

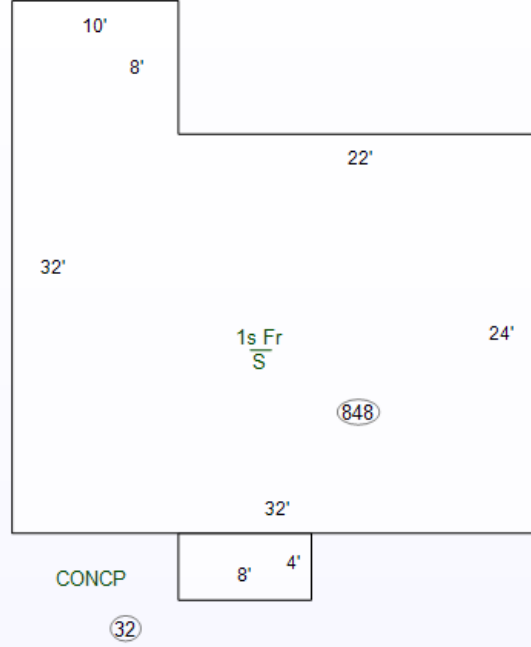
Accommodations

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

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	848	848	\$92,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	848	0	\$0	
Total Base			\$92,700	

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 (+)	1:848	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$97,700

Sub-Total, 1 Units

Exterior Features (+)	\$200	\$97,900
Garages (+) 0 sqft	\$0	\$97,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$74,894

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+2	1958	1958	67	A		0.85		848 sqft	\$74,894	47%	\$39,690	0%	100%	1.110	1.000	100.00	0.00	0.00	\$44,100
2: Detached Garage/Boat H	1	Wood Fr	C	1958	1958	67	A	\$48.82	0.85	\$41.50	20'x20'	\$16,599	42%	\$9,630	0%	100%	1.110	1.000	100.00	0.00	0.00	\$10,700