

89-16-32-310-402.000-030

SHIRAZI HOLDING LLC

403 NW E ST

401, 4 to 19 Family Apartments

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-310-402.000-030
Local Parcel Number 46-32-310-402.000-29

Tax ID: 029-30294-00

Routing Number 4632310-138

Property Class 401 RENTAL
4 to 19 Family Apartments

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 295244 SOUTH R WAYNE-295244 SOUTH RENTAL (

Section/Plat 4632310

Location Address (1) 403 NW E ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model Apartment 401

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

Ownership

SHIRAZI HOLDING LLC
25331 GALLUP CIR
LAGUNA HILLS, CA 92653

Legal

CHESTNUT ST 13.17 X 79 FT LOT 9 HAYNES
CHESTNUT ST 45.33X79 FT LOT 10 HAYNES



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), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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.

Commercial

Notes

5/13/2024 Nexus: 24PAY25 REVIEW: D+2/AV
COND: INCOME MODEL ADJUSTMENTS - BB/NEXUS
12/16/2021 Misc: 2022: GENERAL REVALUATION

Land Computations

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

Data Source Aerial

Collector 09/21/2021 rc

Appraiser 12/16/2021 lp

Total Value \$10,900

**General Information**

<b>Occupancy</b>	4-6 Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2871 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	54	\$4,300
Porch, Open Frame	428	\$17,200

**Plumbing**

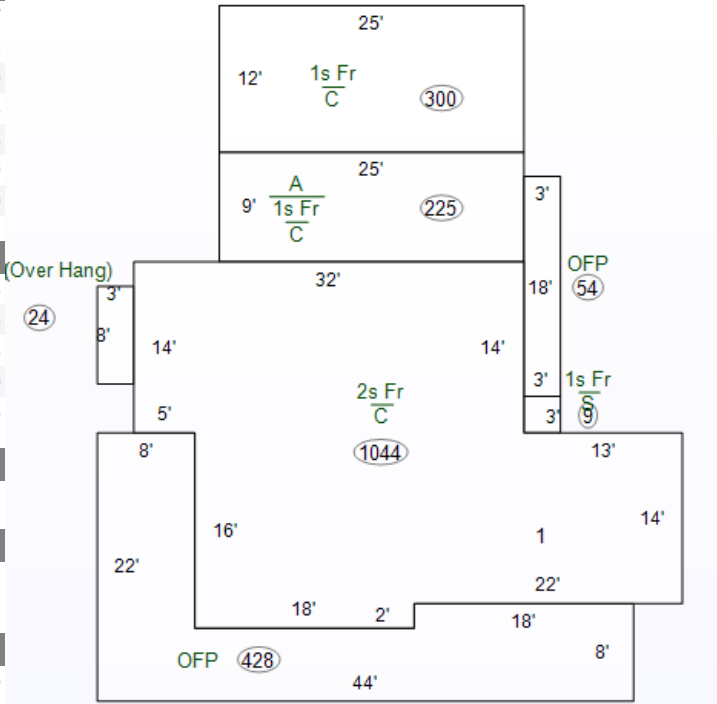
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	4	12
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	4	4
<b>Water Heaters</b>	4	4
<b>Add Fixtures</b>	0	0
<b>Total</b>	12	20

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	4
<b>Dining Rooms</b>	4
<b>Family Rooms</b>	0
<b>Total Rooms</b>	16

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1602	1602	\$140,400	
2	1Fr	1044	1044	\$53,700	
3					
4					
1/4					
1/2					
3/4					
Attic		225	225	\$8,800	
Bsmt					
Crawl		1569	0	\$9,600	
Slab		9	0	\$0	

<b>Total Base</b>				\$212,500
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>			\$212,500

Unfin Int (-)		\$0
Ex Liv Units (+)	C:3	\$26,400
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	20 - 20 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$238,900
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**Sub-Total, 1 Units**

Exterior Features (+)	\$21,500	\$260,400
Garages (+) 0 sqft	\$0	\$260,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$199,206

**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	Wood Fr	D+2	1900	1900	125	A		0.85		2,871 sqft	\$199,206	50%	\$99,600	0%	100%	0.760	1.000	0.00	100.00	0.00	\$75,700