

89-16-32-320-318.000-030

General Information

Parcel Number
89-16-32-320-318.000-030

Local Parcel Number
46-32-320-318.000-29

Tax ID:
029-15026-00

Routing Number
4632320-082

Property Class 520 RENTAL
2 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 295244 SOUTH R
WAYNE-295244 SOUTH RENTAL (

Section/Plat
4632320

Location Address (1)
136 RICHMOND AVE
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

SHIRAZI HOLDING LLC

Ownership

SHIRAZI HOLDING LLC
25331 GALLUP CIR
LAGUNA HILLS, CA 92653

Legal

92 FT OFF ENTIRE S END OF LOT 50 HAYNES



136 RICHMOND AVE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/12/2023	SHIRAZI HOLDING LL	2023007911	WD	/		
02/13/2023	HOCKMAN, JAMES A	2023001069	WD	/		
01/01/1900	RABE RESIDENTIAL		CO	/		

520, 2 Family Dwell - Platted Lot

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	Inf
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	08/09/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$8,500	Land	\$8,500	\$7,300	\$6,400	\$6,400	\$6,400
\$8,500	Land Res (1)	\$8,500	\$7,300	\$6,400	\$6,400	\$6,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$19,800	Improvement	\$19,800	\$17,000	\$14,900	\$15,100	\$15,200
\$9,900	Imp Res (1)	\$9,900	\$8,500	\$7,500	\$7,600	\$7,600
\$9,900	Imp Non Res (2)	\$9,900	\$8,500	\$7,400	\$7,500	\$7,600
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$28,300	Total	\$28,300	\$24,300	\$21,300	\$21,500	\$21,600
\$18,400	Total Res (1)	\$18,400	\$15,800	\$13,900	\$14,000	\$14,000
\$9,900	Total Non Res (2)	\$9,900	\$8,500	\$7,400	\$7,500	\$7,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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		43	43x92	0.87	\$228	\$198	\$8,514	0%	1.0000	100.00	0.00	0.00	\$8,510

WAYNE-295244 SOUTH RE 1/2

Notes

12/2/2021 Misc: 2022 GENERAL REVALUATION
8/9/2021 Misc: 2021: INFORMAL REVIEW

Land Computations

Calculated Acreage	0.09
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$8,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,500

General Information

Occupancy

Duplex

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

1632 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

2

2

Water Heaters

2

2

Add Fixtures

0

0

Total

6

10

Accommodations

Bedrooms

4

Living Rooms

2

Dining Rooms

2

Family Rooms

0

Total Rooms

10

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

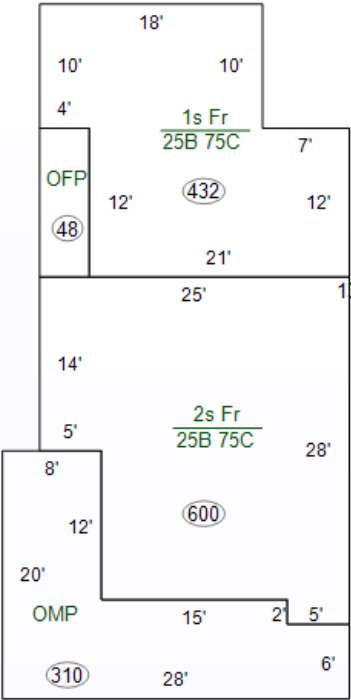
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	48	\$4,300
Porch, Open Masonry	310	\$14,900



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1032	1032	\$106,900
2	1Fr	600	600	\$39,400
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		258	0	\$19,000
Crawl		774	0	\$6,700
Slab				
Total Base				\$172,000
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				C:1 \$8,800
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				10 - 10 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$180,800
Sub-Total, 1 Units				
Exterior Features (+)				\$19,200 \$200,000
Garages (+) 0 sqft				\$0 \$200,000
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.85
Replacement Cost				\$153,000

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2
1: Residential Dwelling	2	Wood Fr	D+2	1920	1920	105	P			0.85		1,890 sqft	\$153,000	75%	\$38,250	32%	100%	0.760	1.000	50.00	50.00