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: 2023

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 Monday, May 1, 2023

Review Group 2026

Ownership

HOCKMAN, JAMES A & RHONDA L
8664 US RT 35
EATON, OH 45320

Legal

92 FT OFF ENTIRE S END OF LOT 50 HAYNES

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/13/2023	HOCKMAN, JAMES A	2023001069	WD	/	$0	I
01/01/1900	RABE RESIDENTIAL		CO	/	$0	I

Notes

12/2/2021 Misc: 2022 GENERAL REVALUATION

8/9/2021 Misc: 2021: INFORMAL REVIEW

Res

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

2023	Assessment Year	2023	2022	2021	2021	2020
WIP	Reason For Change	AA	AA	Inf	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	08/09/2021	04/16/2021	01/01/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☑	☐	☐
$6,400	**Land**	**$6,400**	**$6,400**	**$6,400**	**$6,400**	**$6,400**
$6,400	Land Res (1)	$6,400	$6,400	$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
$14,900	**Improvement**	**$14,900**	**$15,100**	**$15,200**	**$48,800**	**$15,300**
$7,500	Imp Res (1)	$7,500	$7,600	$7,600	$24,400	$15,300
$7,400	Imp Non Res (2)	$7,400	$7,500	$7,600	$24,400	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$21,300	**Total**	**$21,300**	**$21,500**	**$21,600**	**$55,200**	**$21,700**
$13,900	Total Res (1)	$13,900	$14,000	$14,000	$30,800	$21,700
$7,400	Total Non Res (2)	$7,400	$7,500	$7,600	$24,400	$0
$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. %	Res Elig %	Market Factor	Value
F	F		43	43x92	0.87	$170	$148	$6,364	0%	100%	1.0000	$6,360

Data Source Aerial **Collector** 10/22/2021 rc **Appraiser** 12/02/2021 gw

Land Computations

Calculated Acreage	0.09
Actual Frontage	43
Developer Discount	☐
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$6,400
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$6,400**

General Information

Occupancy	Duplex
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1632 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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

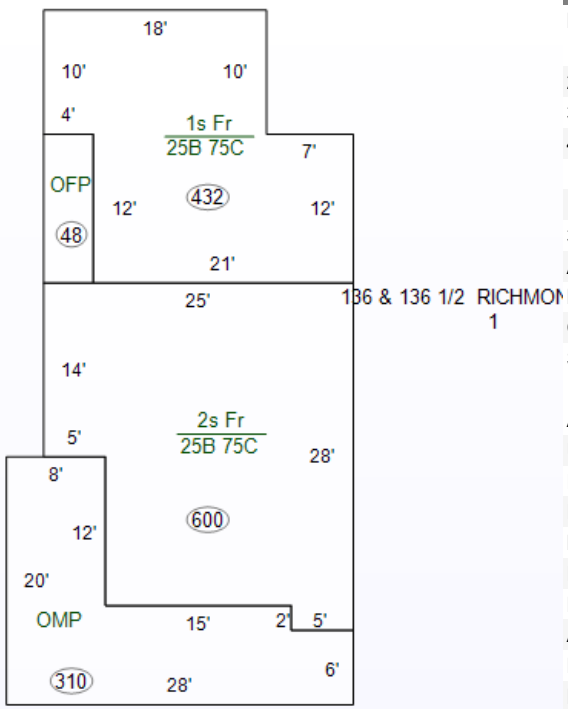
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	48	$3,400
Porch, Open Masonry	310	$11,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1032	1032	$81,700	
2	1Fr	600	600	$30,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		258	0	$15,000	
Crawl		774	0	$5,300	
Slab					
			Total Base		$132,500
Adjustments			**1 Row Type Adj. x 1.00**		$132,500
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	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$141,300
				Sub-Total, 1 Units	
Exterior Features (+)				$14,600	$155,900
Garages (+) 0 sqft				$0	$155,900
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.87
				Replacement Cost	$122,070

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	50%	2	Wood Frame	D+2	1920	1920	103	P		0.87		1,890 sqft	$122,070	75%	$30,520	32%	100%	0.720	1.0000	$14,900

Total all pages $14,900 **Total this page** $14,900