

89-16-32-320-609.000-030

ANTONISSEN, TRAVIS

153 RICHMOND AVE

599, Other Residential Structures

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number
89-16-32-320-609.000-030

Local Parcel Number
46-32-320-609.000-29

Tax ID:
029-02708-00

Routing Number
4632320-033

Ownership

ANTONISSEN, TRAVIS
3121 BRADFORD PL APT C
SANTA ANA, CA 92707

Legal

LOT 111 HAYNES

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/23/2023	ANTONISSEN, TRAVI	2023000475	WD	/	\$64,000	I
05/24/2021	ZHAO, TERENCE & A	2021005216	SW	/	\$45,500	I
05/24/2021	SHOEMAKER PROPE	2021005215	QC	/	\$60,000	I
08/07/2019	VAN CAMP, JILL D	2019006166	CT	/	\$30,000	I
01/01/1900	VAN CAMP, JILL D		CO	/		I

Notes

11/15/2021 Misc: 2022: SALES REVIEW, REMOVED RES PAVING, CHANGES GRADE PER F/C ON 11/05/21.

5/23/2019 Misc: 2019: CHANGE PROPERTY CLASS AND APPLY INCOME APPROACH 05-23-19

Property Class 599 RENTAL
Other Residential Structures



Res

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)
153 RICHMOND AVE
RICHMOND, IN 47374

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$11,000	Land	\$11,000	\$9,300	\$8,200	\$8,200	\$8,200
\$11,000	Land Res (1)	\$11,000	\$9,300	\$8,200	\$8,200	\$8,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$49,700	Improvement	\$49,700	\$42,700	\$37,500	\$37,900	\$22,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$33,300	Imp Non Res (2)	\$33,300	\$28,600	\$25,100	\$25,400	\$14,100
\$16,400	Imp Non Res (3)	\$16,400	\$14,100	\$12,400	\$12,500	\$8,000
\$60,700	Total	\$60,700	\$52,000	\$45,700	\$46,100	\$30,300
\$11,000	Total Res (1)	\$11,000	\$9,300	\$8,200	\$8,200	\$8,200
\$33,300	Total Non Res (2)	\$33,300	\$28,600	\$25,100	\$25,400	\$14,100
\$16,400	Total Non Res (3)	\$16,400	\$14,100	\$12,400	\$12,500	\$8,000

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	43x153	1.12	\$228	\$255	\$10,965	0%	1.0000	100.00	0.00	0.00	\$10,970

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

Data Source External Only

Collector 07/25/2017 df

Appraiser 08/15/2017 df

Land Computations

Calculated Acreage	0.15
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$11,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,000

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2876 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**

Plumbing

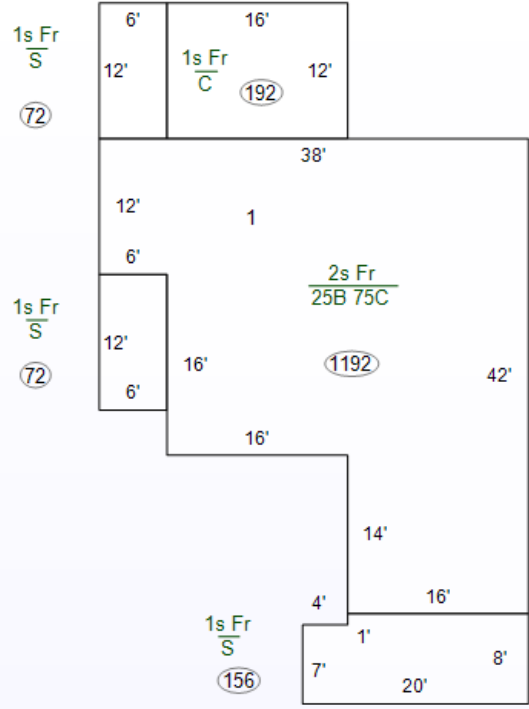
**TF**
Full Bath 3 9
Half Bath 1 2
Kitchen Sinks 3 3
Water Heaters 3 3
Add Fixtures 0 0
Total 10 17

Accommodations

Bedrooms 4
Living Rooms 2
Dining Rooms 0
Family Rooms 0
Total Rooms 12

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1684	1684	\$145,600	
2	1Fr	1192	1192	\$58,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		298	0	\$19,800	
Crawl		1086	0	\$7,900	
Slab		300	0	\$0	
Total Base					\$231,900

Adjustments **1 Row Type Adj. x 1.00** **\$231,900**

Unfin Int (-)				\$0
Ex Liv Units (+)			C:2	\$17,600
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:1684 2:1192	\$7,600
No Elec (-)				\$0
Plumbing (+ / -)			17 - 15 = 2 x \$800	\$1,600
Spec Plumb (+)				\$0
Elevator (+)				\$0

Sub-Total, One Unit \$258,700

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$258,700
Garages (+) 0 sqft	\$0	\$258,700
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$186,911

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	Cap 3	Improv Value
1: Residential Dwelling	2	Wood Fr	D+1	1910	1910	115	F			0.85		3,174 sqft	\$186,911	65%	\$65,420	0%	100%	0.760	1.000	0.00	67.00	33.00	\$49,700