

89-16-32-320-623.000-030

DCS AFFORDABLE PROPERTIE

104 RANDOLPH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/4

General Information

Parcel Number 89-16-32-320-623.000-030
Local Parcel Number 46-32-320-623.000-29

Tax ID: 029-10109-00

Routing Number 4632320-013

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) 104 RANDOLPH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

Ownership

DCS AFFORDABLE PROPERTIES LL 2800 W MAIN ST RICHMOND, IN 47374

Legal

LOT 122 HAYNES

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 02/11/2020 to 01/01/1900.

Notes

12/15/2021 Misc: 2022: GENERAL REVALUATION
1/29/2020 Misc: 2020: CHANGE DET GARAGE DIMENSIONS 01-29-2020



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2022-2025.

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

Table with 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source Aerial

Collector 10/20/2021 rc

Appraiser 12/15/2021 lp

Total Value \$11,000

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	920 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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

Description	Area	Value
Patio, Concrete	96	\$800
Porch, Open Frame	60	\$4,300

Plumbing

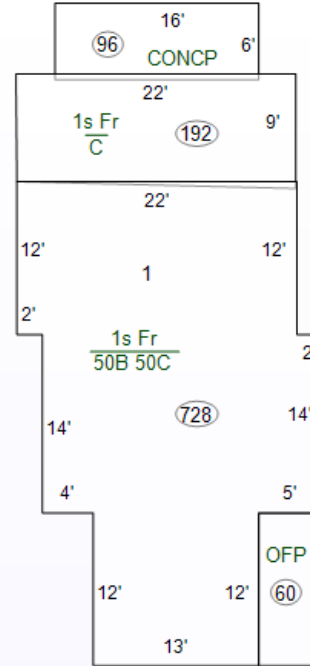
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	920	920	\$99,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	364	0	\$21,100	
Crawl	556	0	\$6,000	
Slab				

Total Base	\$126,100
Adjustments	1 Row Type Adj. x 1.00
	\$126,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:920 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$130,500
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Sub-Total, 1 Units	
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Exterior Features (+)	\$5,100	\$135,600
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Garages (+) 0 sqft	\$0	\$135,600
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Quality and Design Factor (Grade)	0.85
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Location Multiplier	0.85
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Replacement Cost	\$97,971
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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+1	1920	1920	105 F		0.85		1,284 sqft	\$97,971	65%	\$34,290	0%	100%	0.760	1.000	100.00	0.00	0.00	\$26,100
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 P	\$59.52	0.85	\$40.47	12'x20'	\$9,714	75%	\$2,430	0%	100%	0.760	1.000	100.00	0.00	0.00	\$1,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 480 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

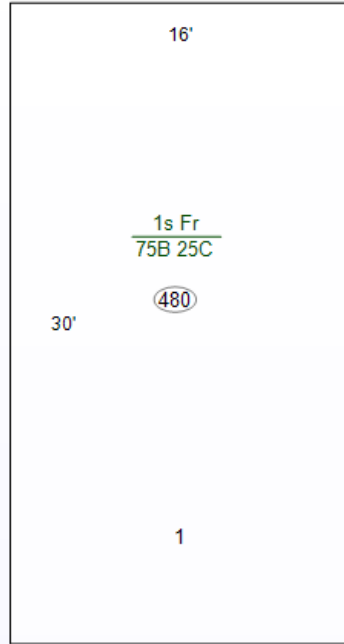
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 1
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 3

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	480	480	\$62,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		360	0	\$20,700	
Crawl		120	0	\$3,400	
Slab					

Total Base \$86,100

Adjustments 1 Row Type Adj. x 1.00 \$86,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$86,100

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$86,100
Garages (+) 0 sqft	\$0	\$86,100
Quality and Design Factor (Grade)	0.40	
Location Multiplier	0.85	
Replacement Cost		\$29,274

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	1	Wood Fr	E	1920	1920	105	P			0.85		840 sqft	\$29,274	75%	\$7,320	0%	100%	0.760	1.000	100.00	0.00	0.00	\$5,600

