

89-16-33-330-106.000-030

BUZZONA INVESTMENTS TWO

208 N 13TH ST

401, 4 to 19 Family Apartments

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-330-106.000-030
Local Parcel Number 46-33-330-106.000-29
Tax ID: 029-03508-00
Routing Number

Ownership

BUZZONA INVESTMENTS TWO LLC
C/O SHOEMAKER PROPERTIES LLC
3194 UNION PIKE
RICHMOND, IN 47374

Legal

LOT 414 ES (CONTRACT: SHOEMAKER PROPERTIES LLC 5-2-24 2024002995)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/02/2024 to 01/01/1900.

Notes

4/14/2025 Nexus: 2025 APARTMENT REVIEW: INCOME MODEL ADJ -BB/NEXUS
12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
6/3/2024 Misc: 25PAY26 SALES REVIEW: F CONDITION; INCOME MODEL ADJ LIST PRICE \$65,000; CONTRACT SALE PRICE \$78,000 -BB/NEXUS
4/12/2024 Nexus: 2024 APARTMENT REVIEW: D, REMOVED FACTORS; INCOME MODEL ADJ - BB/NEXUS
6/10/2020 Appeal: 20p21- Changed from income approach to cost approach and to poor condition per drive by. Agreed to new value per appeal JH/Nexus
3/26/2019 Misc: 19p20- Added to Income Model per Equalization JH/Nexus
7/5/2016 : 2017 GENERAL REVAL PHASE 3

Property Class 401 RENTAL
4 to 19 Family Apartments



Commercial

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295272-029 WAYNE-295272 (029)
Section/Plat 4633330
Location Address (1) 208 N 13TH ST RICHMOND, IN 47374

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 valuation details for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model Apartment 401

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (53), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$0), CAP 2 Value (\$6,900), CAP 3 Value (\$0), Total Value (\$6,900).

General Information

Occupancy 4-6 Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3538 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
Patio, Concrete	208	\$1,500
Stoop, Masonry	60	\$2,300
Canopy, Shed Type	60	\$500
Stoop, Masonry	60	\$2,300
Canopy, Shed Type	60	\$500

Plumbing

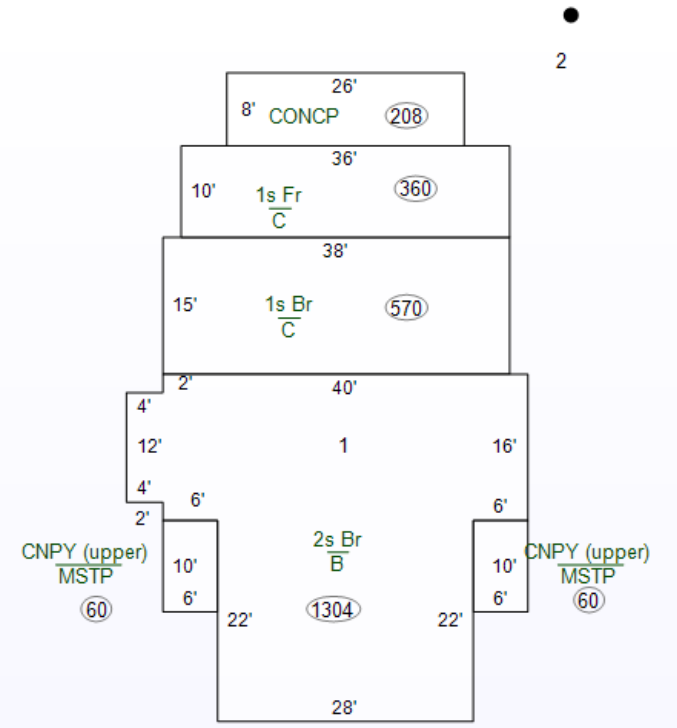
	#	TF
Full Bath	5	15
Half Bath	0	0
Kitchen Sinks	5	5
Water Heaters	5	5
Add Fixtures	0	0
Total	15	25

Accommodations

Bedrooms	10
Living Rooms	5
Dining Rooms	0
Family Rooms	0
Total Rooms	20

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	2234	2234	\$194,400	
2	7	1304	1304	\$74,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1304	0	\$41,500	
Crawl		930	0	\$7,300	
Slab					

Total Base \$317,600

Adjustments 1 Row Type Adj. x 1.00 \$317,600

Unfin Int (-)		\$0
Ex Liv Units (+)	C:4	\$35,200
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	25 - 25 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$352,800

Sub-Total, 1 Units

Exterior Features (+)	\$7,100	\$359,900
Garages (+) 0 sqft	\$0	\$359,900
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$244,732

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	5/6 Maso	D	1900	1900	125 F		0.85		4,842 sqft	\$244,732	65%	\$85,660	0%	100%	1.000	1.000	0.00	100.00	0.00	\$85,700
2: Utility Shed	1	SV	D	1991	1991	34 VP		0.85		10'x10'		85%		0%	100%	0.800	1.000	0.00	0.00	100.00	\$0