General Information

Parcel Number
89-16-33-340-921.000-030

Local Parcel Number
46-33-340-921.000-29

Tax ID:
029-30750-00

Routing Number

Property Class 401 RENTAL
4 to 19 Family Apartments

Year: 2023

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
4633340

Location Address (4)
1304 E MAIN ST
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 2025

Ownership

REYES, VICTOR F
2940 SALISBURY RD S
RICHMOND, IN 47374

Legal

LOT 429 E S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/07/2019	REYES, VICTOR F	2019001136	QC	/	$10,000	I
07/09/2013	REYES, VICTOR F &	2013006108	WD	/	$22,000	I
10/05/2010	HULL, RALPH E	2010007598	CW	/	$13,600	V
04/21/2010	SOMERVILLE NATIO	2010002723	QC	/	$15,000	I
04/06/2009	MOORE, GREGORY	2009003323	QC	/	$0	I
04/06/2009	MOORE, GREGORY	2009003323	QC	/	$0	I

Notes

3/27/2019 Misc: 19p20- Added to Income Model per Equalization JH/Nexus

7/5/2016 : 2017 GENERAL REVAL PHASE 3

Commercial

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
04/19/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$4,500	**Land**	**$4,500**	**$4,200**	**$4,600**	**$4,900**	**$4,900**
$0	Land Res (1)	$0	$0	$0	$0	$0
$4,500	Land Non Res (2)	$4,500	$4,200	$4,600	$4,900	$4,900
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$74,000	**Improvement**	**$74,000**	**$67,800**	**$67,400**	**$67,100**	**$67,100**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$74,000	Imp Non Res (2)	$74,000	$67,800	$67,400	$67,100	$67,100
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$78,500	**Total**	**$78,500**	**$72,000**	**$72,000**	**$72,000**	**$72,000**
$0	Total Res (1)	$0	$0	$0	$0	$0
$78,500	Total Non Res (2)	$78,500	$72,000	$72,000	$72,000	$72,000
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x145	0.95	$100	$95	$4,750	0%	0%	1.0000	$4,750

Land Computations

Calculated Acreage	0.17
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.17
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	0.17
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	$0
CAP 2 Value	$4,800
CAP 3 Value	$0
Total Value	**$4,800**

Data Source N/A **Collector** 07/05/2016 davef **Appraiser** 07/05/2016 davef

General Information

Occupancy	4-6 Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	4208 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	6	18
Half Bath	0	0
Kitchen Sinks	6	6
Water Heaters	6	6
Add Fixtures	0	0
Total	18	30

Accommodations

Bedrooms	6
Living Rooms	6
Dining Rooms	0
Family Rooms	0
Total Rooms	18

Heat Type

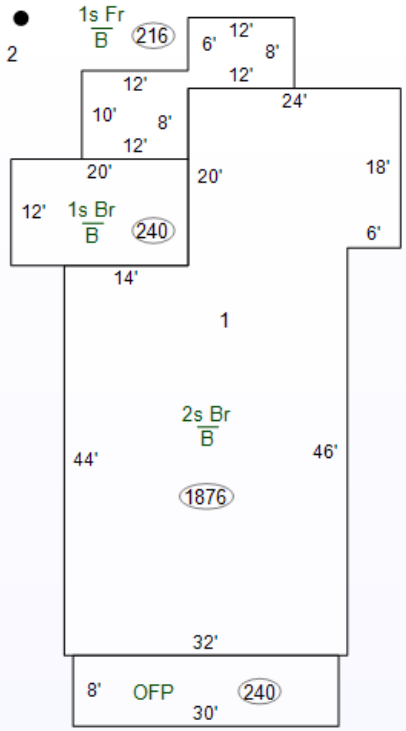
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	240	$9,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	2332	2332	$151,600	
2	7	1876	1876	$73,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		2332	0	$46,200	
Crawl					
Slab					
			Total Base		$271,400
Adjustments			**1 Row Type Adj. x 1.00**		$271,400
Unfin Int (-)					$0
Ex Liv Units (+)				C:4 D:1	$44,000
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				30 – 30 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$319,900
				Sub-Total, 1 Units	
Exterior Features (+)				$9,000	$328,900
Garages (+) 0 sqft				$0	$328,900
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.87
				Replacement Cost	$243,222

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	0%	2	5/6 Masonry	D+1	1900	1900	123	F		0.87		6,540 sqft	$243,222	65%	$85,130	0%	100%	0.770	1.2000	$78,700
2: Utility Shed	0%	1		D	1980	1980	43	A	$23.66	0.87	$16.47	8'x12'	$1,581	65%	$550	0%	100%	0.770	1.0000	$400