

89-16-33-420-504.000-030

JULIAN, MOISES JULIAN

415 N 21ST ST

510, 1 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952

1/2

General Information

Parcel Number 89-16-33-420-504.000-030
Local Parcel Number 46-33-420-504.000-29

Ownership

JULIAN, MOISES JULIAN
415 N 21ST ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 05/20/2013 and 01/01/1900.

Notes

10/8/2024 CYCLICAL: 2025 GENERAL REVAL

Tax ID: 029-07579-00

Legal

39 FT S S LOT 12 H I F

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295273-029 WAYNE-295273 (029)
Section/Plat 4633420
Location Address (1) 415 N 21ST ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$6,200.

Zoning ZO01 Residential

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1-3, Value. Row shows F, F, 39, 39x130, 0.94, \$168, \$158, \$6,162, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,160.

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1652 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Porch, Open Frame	50	\$4,300
Porch, Open Frame	160	\$8,300

Plumbing

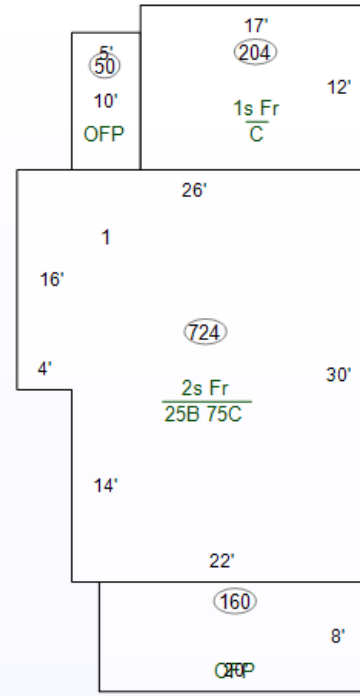
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	928	928	\$99,000	
2	1Fr	724	724	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		181	0	\$17,700	
Crawl		747	0	\$6,700	
Slab					

Total Base	\$166,600
Adjustments	1 Row Type Adj. x 1.00
Sub-Total, One Unit	\$169,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$169,000
Sub-Total, 1 Units	\$181,600
Exterior Features (+)	\$12,600
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$131,206

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	Wood Fr	D+1	1925	1925	100	A		0.85		1,833 sqft	\$131,206	50%	\$65,600	0%	100%	0.830	1.000	100.00	0.00	0.00	\$54,400
2: Detached Garage/Boat H	1	Wood Fr	D	1950	1950	75	F	\$48.82	0.85	\$33.20	14'x28'	\$13,013	65%	\$4,550	0%	100%	0.830	1.000	100.00	0.00	0.00	\$3,800