

89-16-33-430-101.000-030

BARNES, KEVIN L

226 N 20TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952

1/2

General Information

Parcel Number 89-16-33-430-101.000-030
Local Parcel Number 46-33-430-101.000-29

Tax ID: 029-43475-00

Routing Number

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 295273-029 WAYNE-295273 (029)

Section/Plat 4633430

Location Address (1) 226 N 20TH 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 2029

Ownership

BARNES, KEVIN L
C/O MARIA MERCEDES EVA REVES
11376 KENN RD
CINCINNATI, OH 45240

Legal

N 1/2 LOT 62 C F (CONTRACT: DAVID HALE II 4-16 -21 2021003717)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 02/27/2025 to 12/16/2010.

Notes

9/3/2024 Misc: 2025 GENERAL REVALUATION
10/15/2020 Misc: 2021 GENERAL REVAL



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 valuation data for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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. Row shows data for F, F, 25, 25x134, 0.95, \$168, \$160, \$4,000, 0%, 1.0000, 100.00, 0.00, 0.00, \$4,000.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (25), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$4,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,000).

Data Source External Only

Collector 08/19/2024 js

Appraiser 09/03/2024 Nexus

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1901 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
Porch, Enclosed Frame	55	\$6,300
Porch, Open Frame	40	\$4,300

Plumbing

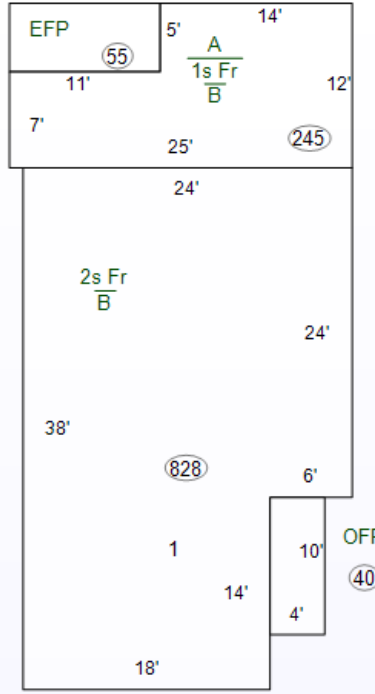
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	2
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1073	1073	\$110,000	
2	1Fr	828	828	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic		245	0	\$4,800	
Bsmt		1073	0	\$36,300	
Crawl					
Slab					

Total Base \$197,400
Adjustments 1 Row Type Adj. x 1.00 \$197,400

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1073 2:828 A:245	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$212,100
Sub-Total, 1 Units	
Exterior Features (+)	\$10,600 \$222,700
Garages (+) 0 sqft	\$0 \$222,700
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$160,901

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	1890	1890	135	F			0.85		3,219 sqft	\$160,901	65%	\$56,320	0%	100%	0.830	1.000	50.00	50.00	0.00	\$46,700