

89-16-33-430-138.000-030

PAGNONI, GERMAN R & CAROL

110 N 20TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952

1/2

General Information

Parcel Number 89-16-33-430-138.000-030
Local Parcel Number 46-33-430-138.000-29

Tax ID: 029-23017-00

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) 110 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

PAGNONI, GERMAN R & CAROLINA SUMANSKI JTWROS 1209 N 12TH ST RICHMOND, IN 47374

Legal

LOT 70 C F

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/16/2023 to 01/01/1900.

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, 48, 48x134, 0.95, \$168, \$160, \$7,680, 0%, 1.0000, 100.00, 0.00, 0.00, \$7,680.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.15), Actual Frontage (48), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$7,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,700).

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	2098 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
Porch, Open Masonry	135	\$8,000
Porch, Enclosed Frame	102	\$9,400

Plumbing

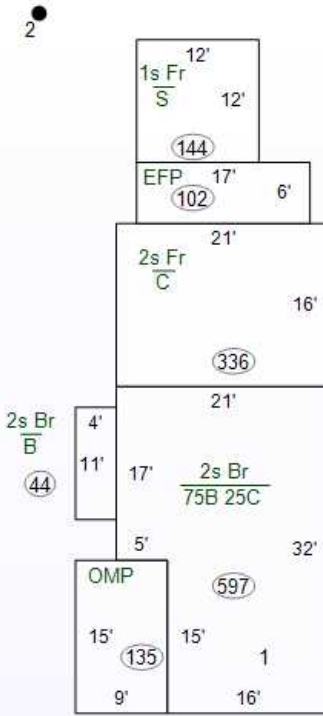
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1121	1121	\$118,800	
2	94	977	977	\$58,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		492	0	\$24,100	
Crawl		485	0	\$5,600	
Slab		144	0	\$0	
Total Base					\$206,900

Adjustments

1 Row Type Adj. x 1.00		\$206,900
Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$215,700

Sub-Total, 1 Units

Exterior Features (+)	\$17,400	\$233,100
Garages (+) 0 sqft	\$0	\$233,100
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.85
Replacement Cost		\$138,695

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	4/6 Maso	D-1	1890	1890	135 P		0.85		2,590 sqft	\$138,695	75%	\$34,670	0%	100%	0.830	1.000	0.00	100.00	0.00	\$28,800
2: Detached Garage/Boat H	1	Wood Fr	C	2000	2000	25 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	22%	\$15,970	0%	100%	0.830	1.000	100.00	0.00	0.00	\$13,300