

89-16-33-440-237.000-030

General Information

Parcel Number
89-16-33-440-237.000-030

Local Parcel Number
46-33-440-237.000-29

Tax ID:
029-05968-00

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 295279-029
WAYNE-295279 (029)

Section/Plat
4633440

Location Address (1)
220 N 22ND 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 Tuesday, April 29, 2025

Review Group 2029

RICHMOND BRAND LLC

Ownership

RICHMOND BRAND LLC
417 E HUNTINGTON DR SUITE 201
MONROVIA, CA 91016

Legal

LOT 23 W D F

220 N 22ND ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/19/2017	RICHMOND BRAND L	2017003983	QC	/		I
01/04/2017	BAREKATAIN, KAYVA	2017000049	WD	/	\$37,500	V
01/04/2017	BAREKATAIN, KAYVA	2017000049	WD	/		I
01/01/1900	LAIR, CHRISTOPHER		CO	/		I

520, 2 Family Dwell - Platted Lot

WAYNE-295279 (029)/2952 1/4

Notes

8/22/2024 Misc: 2025 GENERAL REVALUATION
3/14/2024 Misc: 2024; DETGAR REMOVED PER F/C 3/12/24.
10/27/2020 Misc: 2021 GENERAL REVAL



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$9,600	Land	\$9,600	\$8,100	\$7,100	\$7,100	\$7,100
\$9,600	Land Res (1)	\$9,600	\$8,100	\$7,100	\$7,100	\$7,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$49,200	Improvement	\$49,200	\$42,600	\$40,100	\$40,600	\$37,200
\$24,600	Imp Res (1)	\$24,600	\$21,300	\$21,500	\$21,800	\$19,900
\$24,600	Imp Non Res (2)	\$24,600	\$21,300	\$18,600	\$18,800	\$17,300
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$58,800	Total	\$58,800	\$50,700	\$47,200	\$47,700	\$44,300
\$34,200	Total Res (1)	\$34,200	\$29,400	\$28,600	\$28,900	\$27,000
\$24,600	Total Non Res (2)	\$24,600	\$21,300	\$18,600	\$18,800	\$17,300
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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
F	F		40	40x128	0.99	\$242	\$240	\$9,600	0%	1.0000	100.00	0.00	0.00	\$9,600

Land Computations

Calculated Acreage	0.12
Actual Frontage	40
Developer Discount	☐
Parcel Acreage	0.12
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	0.12
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	\$9,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,600

Data Source External Only

Collector 08/14/2024 js

Appraiser 08/22/2024 Nexus

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1170 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, Open Frame	120	\$7,500
Porch, Open Frame	84	\$5,300

Plumbing

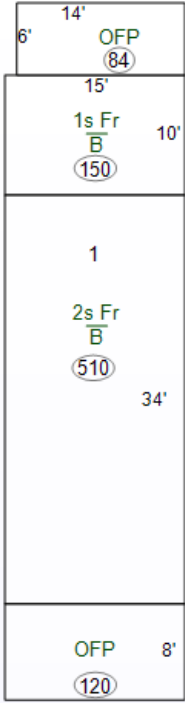
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	660	660	\$76,600	
2	1Fr	510	510	\$34,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		660	0	\$27,600	
Crawl					
Slab					

	Total Base	\$138,900
Adjustments	2 Row Type Adj. x 0.95	\$131,955

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

Sub-Total, One Unit	\$131,955
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Sub-Total, 1 Units	
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Exterior Features (+)	\$12,800	\$144,755
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Garages (+) 0 sqft	\$0	\$144,755
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.85
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Replacement Cost	\$110,738
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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+2	1920	1920	105 A		0.85		1,830 sqft	\$110,738	50%	\$55,370	50%	100%	0.890	1.000	100.00	0.00	0.00	\$24,600

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Area

Value

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120

\$7,500

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84

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Plumbing

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TF

Full Bath

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Half Bath

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Kitchen Sinks

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Water Heaters

1

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Add Fixtures

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Total

3

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Accommodations

Bedrooms

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Living Rooms

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Dining Rooms

0

Family Rooms

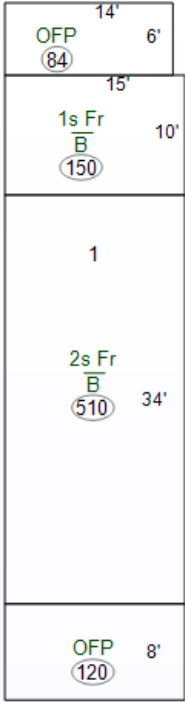
0

Total Rooms

5

Heat Type

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Elevator (+)					\$0
				Sub-Total, One Unit	\$131,955
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Garages (+) 0 sqft				\$0	\$144,755
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