

89-16-33-440-402.000-030

LINDEN HILL HISTORIC

2035 E MAIN ST

520, 2 Family Dwell - Platted Lot

WAYNE-295279 (029)/2952

1/2

General Information

Parcel Number 89-16-33-440-402.000-030
Local Parcel Number 46-33-440-402.000-29

Tax ID: 029-18497-00

Routing Number

Property Class 520
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) 2035 E MAIN 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

LINDEN HILL HISTORIC REDEVELOPMENT LLC
2039 E MAIN ST RICHMOND, IN 47374

Legal

OM 523 SE SEC 33-14-1 0.40A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 06/24/2020 to 01/01/1900.

Notes

8/2/2024 Misc: 2025 GENERAL REVAUATION
3/24/2021 Misc: 2021: SALES REVIEW
10/12/2018 Misc: 2019 GENERAL REVALUATION

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

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

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.

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 04/09/2024 js

Appraiser 08/02/2024 Nexus

Total Value \$22,500

**General Information**

**Occupancy** Duplex  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 5188 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 258 \$12,000

**Plumbing**

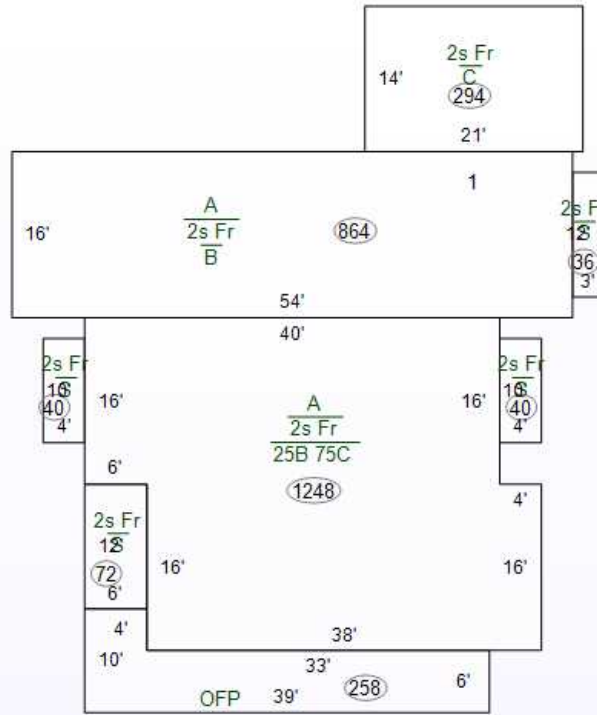
**#** **TF**  
**Full Bath** 2 6  
**Half Bath** 2 4  
**Kitchen Sinks** 2 2  
**Water Heaters** 2 2  
**Add Fixtures** 0 0  
**Total** 8 14

**Accommodations**

**Bedrooms** 8  
**Living Rooms** 2  
**Dining Rooms** 2  
**Family Rooms** 0  
**Total Rooms** 14

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2594	2594	\$205,700	
2	1Fr	2594	2594	\$106,300	
3					
4					
1/4					
1/2					
3/4					
Attic		2112	0	\$13,000	
Bsmt		1176	0	\$38,600	
Crawl		1230	0	\$8,500	
Slab		188	0	\$0	
<b>Total Base</b>					\$372,100

**Adjustments** **1 Row Type Adj. x 1.00** **\$372,100**

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:4	\$16,000
No Heating (-)		\$0
A/C (+)	2:2594 A:2406 1:2594	\$14,500
No Elec (-)		\$0
Plumbing (+ / -)	14 - 10 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$414,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,000	\$426,600
Garages (+) 0 sqft	\$0	\$426,600
Quality and Design Factor (Grade)	1.15	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$417,002</b>

**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	B-1	1900	1970	55 F		0.85		8,476 sqft	\$417,002	40%	\$250,200	35%	100%	0.890	1.000	50.00	50.00	0.00	\$144,700