

89-16-33-440-605.000-030

WOOL, WILLIAM L & EMMA

2221 E MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294278 (029)/2942

1/2

General Information

Parcel Number 89-16-33-440-605.000-030
Local Parcel Number 46-33-440-605.000-29

Tax ID: 029-18137-00

Routing Number

Property Class 510
1 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 294278-029 WAYNE-294278 (029)
Section/Plat 4633440
Location Address (1) 2221 E MAIN ST RICHMOND, IN 47374

Ownership

WOOL, WILLIAM L & EMMA
2221 E MAIN ST
RICHMOND, IN 47374

Legal

LOTS 4,5,6 & 7 PS PARK

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 09/11/2015 and 01/01/1900.

Notes

8/2/2024 Misc: 2025 GENERAL REVAUATION
3/14/2023 Misc: 2023: ADDED INGROUND POOL BY AERIAL VIEW EFC.
8/27/2018 Misc: 2019 GENERAL REVALUATION



Res

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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).

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 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 Value, CAP 2 Value, CAP 3 Value, Total Value.

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 04/10/2024 js

Appraiser 08/02/2024 Nexus

Total Value \$66,400

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	4770 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
Patio, Concrete	406	\$2,900
Porch, Open Frame	216	\$10,900
Porch, Open Frame	50	\$4,300

Plumbing

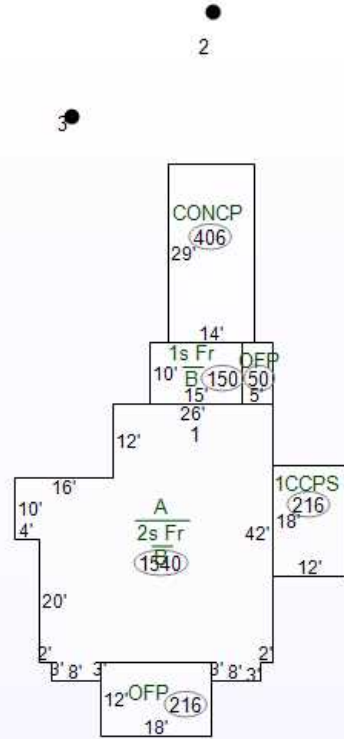
	#	TF
Full Bath	5	15
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	9	20

Accommodations

Bedrooms	6
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	12

Heat Type

Heat Pump



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1690	1690	\$147,400	
2	1Fr	1540	1540	\$71,000	
3					
4					
1/4					
1/2					
3/4					
Attic		1540	1540	\$30,400	
Bsmt		1690	0	\$49,300	
Crawl					
Slab					

Total Base \$298,100

Adjustments 1 Row Type Adj. x 1.00 \$298,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1:1690 2:1540 A:1540	\$9,400
No Elec (-)		\$0
Plumbing (+ / -)	20 - 5 = 15 x \$800	\$12,000
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$330,300

Sub-Total, 1 Units

Exterior Features (+)	\$18,100	\$348,400
Garages (+) 216 sqft	\$2,500	\$350,900
Quality and Design Factor (Grade)		1.40
Location Multiplier		0.85

Replacement Cost \$417,571

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+2	1900	1900	125 A		0.85		6,460 sqft	\$417,571	40%	\$250,540	37%	100%	0.950	1.000	100.00	0.00	0.00	\$149,900
2: Detached Garage/Boat H	1	Wood Fr	C	1940	1940	85 A	\$38.62	0.85	\$37.04	23'x32'	\$27,264	45%	\$15,000	0%	100%	0.950	1.000	100.00	0.00	0.00	\$14,300
3: Pool, In Ground	1		C	2018	2018	7 A	\$64.11	0.85	\$61.67	14'x32'	\$28,777	20%	\$23,020	50%	100%	0.950	1.000	100.00	0.00	0.00	\$10,900