

89-17-01-420-305.000-030

GREMINGER, MARK S & SHARO

521 SW 21ST ST

510, 1 Family Dwell - Platted Lot

WAYNE-293319 (029)/2933

1/2

General Information

Parcel Number 89-17-01-420-305.000-030
Local Parcel Number 49-01-420-305.000-29

Tax ID: 029-15579-00

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 293319-029 WAYNE-293319 (029)
Section/Plat 4901420
Location Address (1) 521 SW 21ST ST RICHMOND, IN 47374

Ownership

GREMINGER, MARK S & SHARON K TRUST
521 SW 21ST ST
RICHMOND, IN 47374

Legal

LOT 12 REPLAT DUFF ESTATES

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 09/22/2009 and 01/01/1900.

Notes

8/30/2023 Misc: 2024 GENERAL REVAUATION
9/25/2019 Misc: 2020 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 2023 and 2024.

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, 90, 90x186, 1.09, \$336, \$366, \$32,940, 0%, 1.0000, 100.00, 0.00, 0.00, \$32,940.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/24/2023 js

Appraiser 08/30/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.38), Actual Frontage (90), Developer Discount, Parcel Acreage (0.38), 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 (0.38), 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 (\$32,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$32,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1459 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
Stoop, Masonry	41	\$2,300
Wood Deck	615	\$11,300

Plumbing

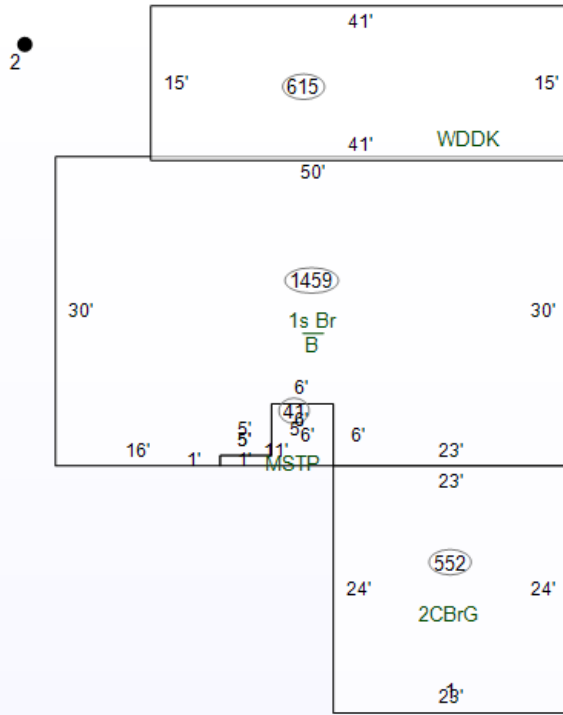
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1459	1459	\$145,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1459	0	\$44,200	
Crawl					
Slab					

Total Base \$189,400

Adjustments 1 Row Type Adj. x 1.00 \$189,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	1:600	\$3,800
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1459	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$206,500

Sub-Total, 1 Units

Exterior Features (+) \$13,600 \$220,100

Garages (+) 552 sqft \$22,300 \$242,400

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$216,342

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	1	Brick	C+1	1965	1965	60	A		0.85		2,918 sqft	\$216,342	40%	\$129,810	5%	100%	1.180	1.000	100.00	0.00	0.00	\$145,500
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		10'x12'		55%		0%	100%	1.180	1.000	0.00	0.00	100.00	\$0