

89-18-03-120-145.000-030

ARMSTRONG, RAYMOND N & D

221 S 27TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294337 (029)/2943

1/2

General Information

Parcel Number 89-18-03-120-145.000-030
Local Parcel Number 50-03-120-145.000-29

Tax ID: 029-07802-00

Routing Number 5003120-063

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 294337-029
WAYNE-294337 (029)

Section/Plat 5003120

Location Address (1)
221 S 27TH 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

ARMSTRONG, RAYMOND N & DEEN
221 S 27TH ST
RICHMOND, IN 47374

Legal

LOT 10 ARTHUR M CHARLES 1ST ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 10/25/2024 to 01/01/1900.

Notes

9/26/2024 Misc: 2025 GENERAL REVAUATION
10/12/2018 Misc: 2019 GENERAL REVALUATION - REMOVE UTILITY SHED

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 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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, 90x150, 0.89, \$329, \$293, \$26,370, 0%, 1.0000, 100.00, 0.00, 0.00, \$26,370.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.31), Actual Frontage (90), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$26,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,400).

Data Source External Only

Collector 08/21/2024 js

Appraiser 09/26/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1323 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
Patio, Concrete	198	\$1,500
Canopy, Roof Extension	198	\$2,700

Plumbing

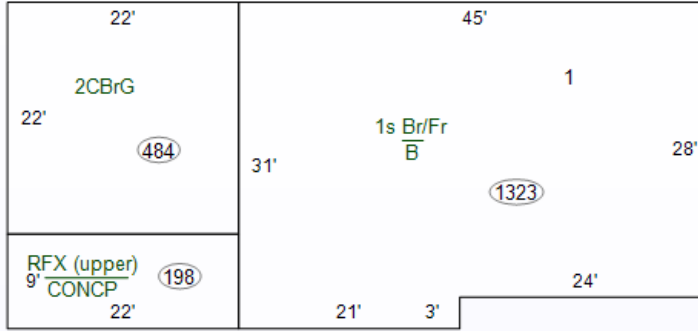
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
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	95	1323	1323	\$136,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1323	0	\$41,900	
Crawl					
Slab					

Total Base \$177,900

Adjustments 1 Row Type Adj. x 1.00 \$177,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1323	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$184,700

Sub-Total, 1 Units

Exterior Features (+)	\$4,200	\$188,900
Garages (+) 484 sqft	\$20,700	\$209,600
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$195,976

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	5/6 Maso	C+2	1959	1959	66	A			0.85		2,646 sqft	\$195,976	42%	\$113,670	0%	100%	1.260	1.000	100.00	0.00	0.00	\$143,200