

89-18-04-210-104.000-030

General Information

Parcel Number
89-18-04-210-104.000-030

Local Parcel Number
50-04-210-104.000-29

Tax ID:
029-46474-00

Routing Number
5004210-104

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
5004210

Location Address (1)
50 S 20TH ST
RICHMOND, IN 47374

Zoning

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

SCHWAB, JOHN BURDETTE JR

Ownership

SCHWAB, JOHN BURDETTE JR
50 S 20TH ST
RICHMOND, IN 47374

Legal

100 FT ENTIRE E SIDE LOT 14 J P S ET AL



50 S 20TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/13/2023	SCHWAB, JOHN BUR	NOT RECORDED	QC	/		I
06/28/2019	SCHWAB, PATSY K &	2019004896	QC	/		I
01/01/1900	HOLLINGSWORTH, G		CO	/		I

510, 1 Family Dwell - Platted Lot

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	☐	☐	☐	☐	☐
\$20,800	Land	\$20,800	\$17,600	\$15,500	\$15,500	\$15,500
\$20,800	Land Res (1)	\$20,800	\$17,600	\$15,500	\$15,500	\$15,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$72,200	Improvement	\$72,200	\$63,600	\$55,600	\$56,200	\$52,000
\$72,200	Imp Res (1)	\$72,200	\$63,600	\$55,600	\$56,200	\$52,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$93,000	Total	\$93,000	\$81,200	\$71,100	\$71,700	\$67,500
\$93,000	Total Res (1)	\$93,000	\$81,200	\$71,100	\$71,700	\$67,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$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		58	58x100	0.89	\$403	\$359	\$20,822	0%	1.0000	100.00	0.00	0.00	\$20,820

Notes

8/29/2024 Misc: 2025 GENERAL REVALUATION
8/28/2018 Misc: 2019 GENERAL REVALUATION

Land Computations

Calculated Acreage	0.13
Actual Frontage	58
Developer Discount	☐
Parcel Acreage	0.13
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	0.13
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	\$20,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,800

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1072 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

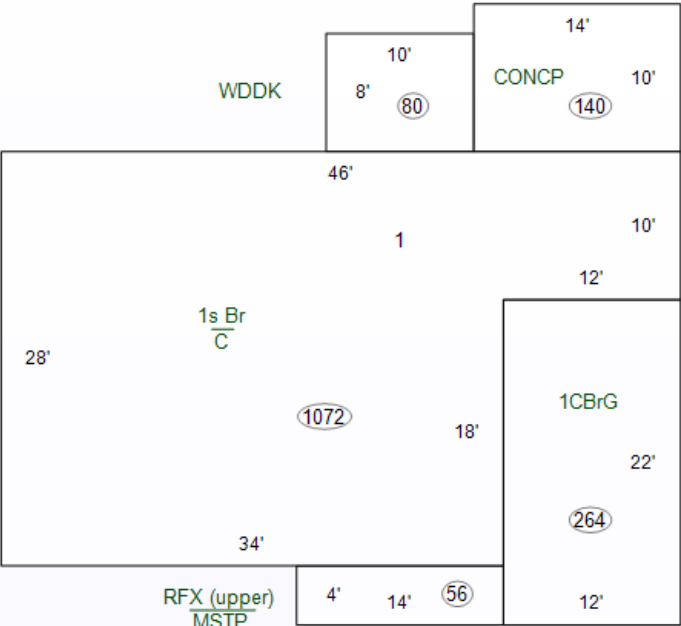
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	80	\$2,300
Patio, Concrete	140	\$1,200
Stoop, Masonry	56	\$2,300
Canopy, Roof Extension	56	\$1,000



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1072	1072	\$120,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1072	0	\$7,900	
Slab					
				Total Base	\$128,800
Adjustments				1 Row Type Adj. x 1.00	\$128,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1072	\$4,000
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$134,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$6,800	\$141,200
Garages (+) 264 sqft				\$13,000	\$154,200
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.85	
				Replacement Cost	\$131,070

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	Brick	C	1964	1964	61	A			0.85		1,072 sqft	\$131,070	42%	\$76,020	0%	100%	0.950	1.000	100.00	0.00	0.00	\$72,200