

89-18-04-210-106.000-030

ARMIND INVESTMENTS LLC

47 S 19TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294278 (029)/2942

1/2

General Information

Parcel Number
89-18-04-210-106.000-030

Local Parcel Number
50-04-210-106.000-29

Tax ID:
029-02920-00

Routing Number
5004210-099

Ownership

ARMIND INVESTMENTS LLC
EVANS JTWROS
27943 SECO CANYON RD #135
SANTA CLARITA, CA 91350

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/07/2024	ARMIND INVESTMEN	2024003096	CW	/	\$115,000	I
05/15/2023	ARMIND INVESTMEN	2023003661	CW	/	\$47,900	I
06/01/2017	JM BAK INVESTMEN	2017004301	CW	/	\$22,000	I
09/09/2016	WEST END BANK SB	2016007436	SH	/	\$41,954	I
09/16/2010	MOSIER, STACEY L	2010006934	CW	/	\$29,900	V
10/05/2009	WEST END BANK, S.		CO	/	\$65,974	I

Notes

7/18/2024 Misc: 2025 GENERAL REVAUATION

8/28/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D++

Property Class 510
1 Family Dwell - Platted Lot



Res

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)
47 S 19TH ST
RICHMOND, IN 47374

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,100	Land	\$19,100	\$16,200	\$14,300	\$14,300	\$14,300
\$19,100	Land Res (1)	\$19,100	\$16,200	\$14,300	\$14,300	\$14,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$49,500	Improvement	\$49,500	\$42,500	\$37,100	\$37,500	\$34,500
\$49,500	Imp Res (1)	\$49,500	\$42,500	\$37,100	\$37,500	\$34,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$68,600	Total	\$68,600	\$58,700	\$51,400	\$51,800	\$48,800
\$68,600	Total Res (1)	\$68,600	\$58,700	\$51,400	\$51,800	\$48,800
\$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	58x85	0.82	\$403	\$330	\$19,140	0%	1.0000	100.00	0.00	0.00	\$19,140

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities All

Streets or Roads Paved

Neighborhood Life Cycle Stage Static

Land Computations

Calculated Acreage	0.11
Actual Frontage	58
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 04/12/2024 js

Appraiser 07/18/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1569 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	60	\$2,300
Porch, Enclosed Frame	160	\$11,600
Wood Deck	213	\$5,000

Plumbing

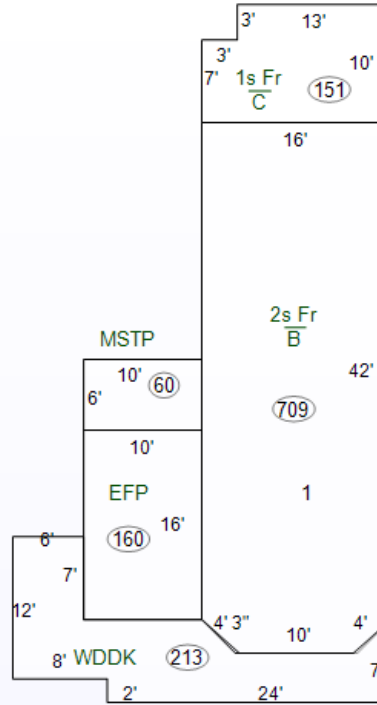
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	860	860	\$92,700	
2	1Fr	709	709	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		709	0	\$28,600	
Crawl		151	0	\$3,500	
Slab					

Total Base \$167,300

Adjustments 1 Row Type Adj. x 1.00 \$167,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:860 2:709	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$175,600

Sub-Total, 1 Units

Exterior Features (+)	\$18,900	\$194,500
Garages (+) 0 sqft	\$0	\$194,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$148,793

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	2	Wood Fr	D+2	1920	1920	105	F			0.85		2,278 sqft	\$148,793	65%	\$52,080	0%	100%	0.950	1.000	100.00	0.00	0.00	\$49,500