

89-18-04-210-201.000-030

BUZZONA INVESTMENTS TWO

28 S 19TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294278 (029)/2942

1/2

General Information

Parcel Number 89-18-04-210-201.000-030
Local Parcel Number 50-04-210-201.000-29

Tax ID: 029-25050-00

Routing Number 5004210-094

Property Class 510 RENTAL
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) 28 S 19TH 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

BUZZONA INVESTMENTS TWO LLC
4524 CALLE DE VIDA
SAN DIEGO, CA 92124

Legal

LOT 20 J P S



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/23/2022 to 01/01/1900.

Notes

7/17/2024 Misc: 2025 GENERAL REVAUATION
8/28/2018 Misc: 2019 GENERAL REVALUATION - SFD COND P

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data from 2022 to 2025.

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. Row shows values for F, F, 49, 49x150, 1.06, \$403, \$427, \$20,923, 0%, 1.0000, 100.00, 0.00, 0.00, \$20,920.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (49), Developer Discount, Parcel Acreage (0.17), 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 (0.17), 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 (\$20,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,900).

Data Source External Only

Collector 04/11/2024 js

Appraiser 07/17/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1944 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
Porch, Enclosed Frame	80	\$7,800
Porch, Open Frame	121	\$7,500

Plumbing

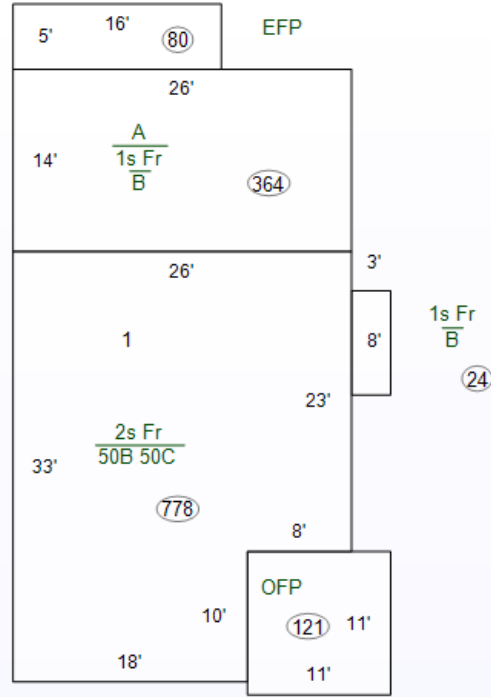
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1166	1166	\$116,200	
2	1Fr	778	778	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic		364	0	\$5,500	
Bsmt		777	0	\$30,100	
Crawl		389	0	\$5,100	
Slab					

Total Base		\$201,600
Adjustments	1 Row Type Adj. x 1.00	\$201,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$203,200
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Sub-Total, 1 Units		
Exterior Features (+)	\$15,300	\$218,500
Garages (+) 0 sqft	\$0	\$218,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$167,153

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	1900	1900	125	P			0.85		3,085 sqft	\$167,153	75%	\$41,790	0%	100%	0.950	1.000	100.00	0.00	0.00	\$39,700