

89-18-04-220-423.000-030

ROOSA, BRANDON L

140 S 20TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-293370 (029)/2933

1/2

General Information

Parcel Number 89-18-04-220-423.000-030
Local Parcel Number 50-04-220-423.000-29

Tax ID: 029-43095-00

Routing Number 5004220-008

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 293370-029
WAYNE-293370 (029)

Section/Plat 5004220

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

Zoning

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

ROOSA, BRANDON L
140 S 20TH ST
RICHMOND, IN 47374

Legal

LOT 9 BEVERLY PLACE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/28/2017 to 01/01/1900.

Notes

8/29/2024 Misc: 2025 GENERAL REVALUATION
10/4/2018 Misc: 2019 GENERAL REVALUATION



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 values for years 2022-2025.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.20), Actual Frontage (75), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$38,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$38,300).

Data Source External Only

Collector 08/19/2024 js

Appraiser 08/29/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 3/4
Style N/A
Finished Area 2056 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Frame	128	\$7,500
Wood Deck	839	\$14,700

Plumbing

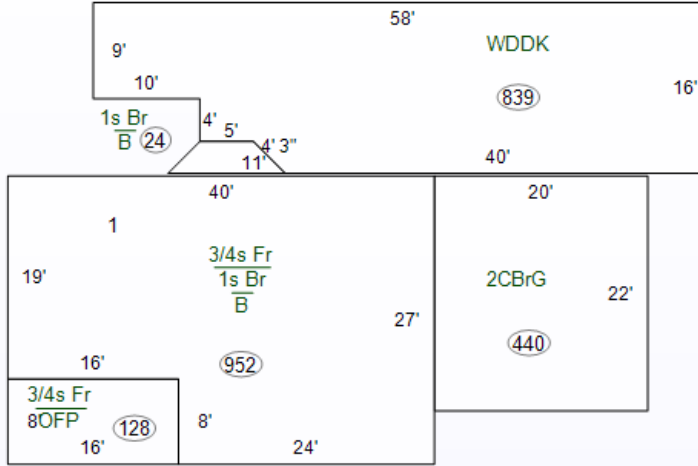
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	976	976	\$113,500	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	1080	1080	\$48,600	
Attic					
Bsmt		976	0	\$34,100	
Crawl					
Slab					

Total Base \$196,200

Adjustments 1 Row Type Adj. x 1.00 \$196,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:350	\$5,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:976	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$1,700
Elevator (+)		\$0

Sub-Total, One Unit \$215,200

Sub-Total, 1 Units

Exterior Features (+)	\$22,200	\$237,400
Garages (+) 440 sqft	\$19,400	\$256,800
Quality and Design Factor (Grade)	1.15	
Location Multiplier	0.85	
Replacement Cost		\$251,022

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 3/4	3/6 Maso	B-1	1940	1940	85	A		0.85			3,032 sqft	\$251,022	40%	\$150,610	0%	100%	1.210	1.000	100.00	0.00	0.00	\$182,200