

89-18-04-220-516.000-030

MULLIGAN, ROBERT F LIVING T

165 S 21ST ST

510, 1 Family Dwell - Platted Lot

WAYNE-293370 (029)/2933

1/2

General Information

Parcel Number 89-18-04-220-516.000-030
Local Parcel Number 50-04-220-516.000-29

Tax ID: 029-46037-00

Routing Number 5004220-051

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)
165 S 21ST 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

MULLIGAN, ROBERT F LIVING TRUS
165 S 21ST ST
RICHMOND, IN 47374

Legal

LOT 1 R G WILLET 2ND



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/22/2023 to 01/01/1900.

Notes

10/2/2024 CYCLICAL: 2025 GENERAL REVAL

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, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 08/20/2024 js

Appraiser 10/02/2024 Nexus

Total Value \$34,600

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2460 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Solarium	132	\$43,900
Patio, Brick	84	\$1,400
Porch, Enclosed Masonry	120	\$11,600
Patio, Concrete	224	\$1,700

Plumbing

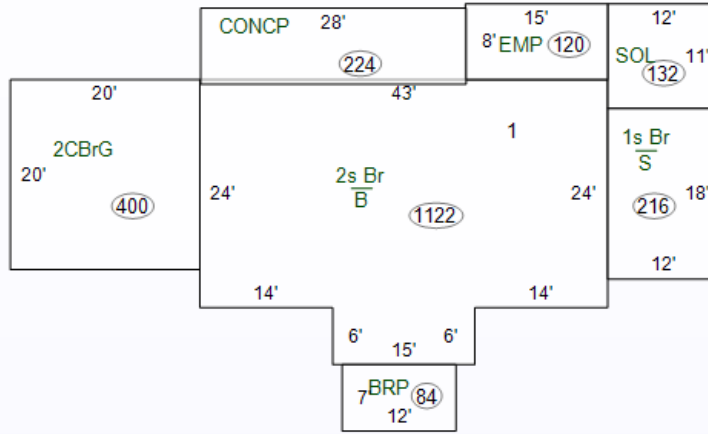
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1338	1338	\$139,700	
2	7	1122	1122	\$67,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1122	0	\$37,500	
Crawl					
Slab		216	0	\$0	
Total Base				\$244,900	

Adjustments

1 Row Type Adj. x 1.00	\$244,900
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	2:336 \$4,000
Loft (+)	\$0
Fireplace (+)	MS:1 MO:2 \$8,000
No Heating (-)	\$0
A/C (+)	1:1338 2:1122 \$6,600
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$267,500

Sub-Total, 1 Units

Exterior Features (+)	\$58,600	\$326,100
Garages (+) 400 sqft	\$17,800	\$343,900
Quality and Design Factor (Grade)		1.30
Location Multiplier		0.85
Replacement Cost		\$380,010

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff 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	Brick	B+1	1925	1925	100	A		0.85		3,582 sqft	\$380,010	40%	\$228,010	13%	100%	1.210	1.000	100.00	0.00	0.00	\$240,000