

89-18-04-230-803.000-030

ALBERTS, THOMAS P & SHERY

400 S 20TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-293370 (029)/2933

1/2

General Information

Parcel Number 89-18-04-230-803.000-030
Local Parcel Number 50-04-230-803.000-29

Ownership

ALBERTS, THOMAS P & SHERYL M
400 S 20TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 09/27/2024 and 01/01/1900.

Notes

8/29/2024 Misc: 2025 GENERAL REVALUATION
10/4/2018 Misc: 2019 GENERAL REVALUATION - SFD GR B+, EFF YR 1965, COND G / ADD CNPY

Tax ID: 029-53338-00

Legal

LOTS 150 & 151 REEVESTON

Routing Number 5004230-082

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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 data for years 2022-2025.

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 5004230
Location Address (1) 400 S 20TH ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.40), Actual Frontage (120), Total Acres Farmland (0.41), and Total Value (\$67,700).

Zoning

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.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/19/2024 js

Appraiser 08/29/2024 Nexus

Total Value \$67,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2704 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
Patio, Brick	240	\$4,400
Canopy, Shed Type	240	\$1,900
Porch, Open Frame	308	\$14,000
Portico	360	\$12,200

**Plumbing**

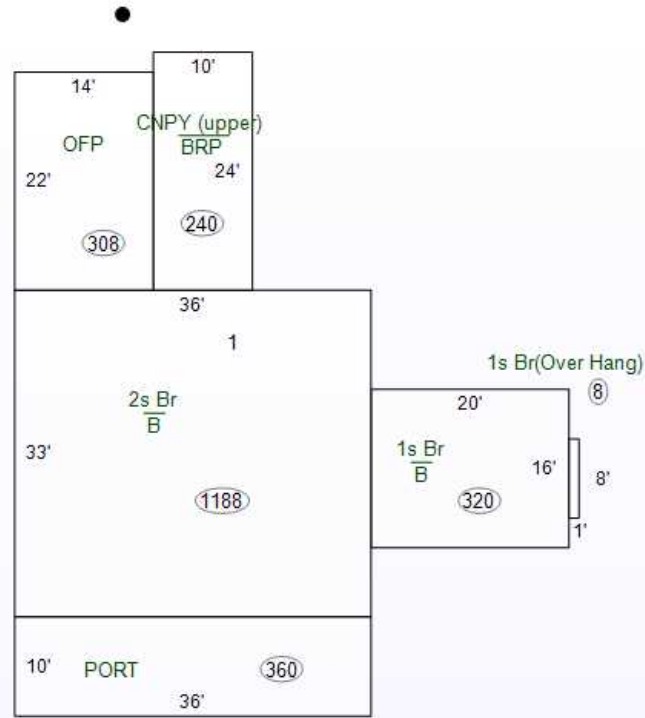
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
308	1	
240	1	
1188	1	
320	1	
360	1	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1516	1516	\$149,900	
2	7	1188	1188	\$70,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1508	0	\$45,100	
Crawl					
Slab					

<b>Total Base</b>	\$265,700
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Total</b>	<b>\$265,700</b>

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$271,800	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$32,500	\$304,300
Garages (+) 0 sqft	\$0	\$304,300
Quality and Design Factor (Grade)	1.30	
Location Multiplier	0.85	
<b>Replacement Cost</b>	<b>\$336,252</b>	

**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	1915	1965	60 A		0.85		4,212 sqft	\$336,252	35%	\$218,560	32%	100%	1.210	1.000	100.00	0.00	0.00	\$179,800
2: Detached Garage/Boat H	1	Brick	C	1915	1915	110 A	\$52.25	0.85	\$44.41	24'x24'	\$25,582	45%	\$14,070	0%	100%	1.210	1.000	100.00	0.00	0.00	\$17,000