

89-18-04-240-201.000-030

SHERIDAN, PATRICIA M REVOC

220 S 22ND ST

510, 1 Family Dwell - Platted Lot

WAYNE-293370 (029)/2933

1/2

General Information

Parcel Number 89-18-04-240-201.000-030
Local Parcel Number 50-04-240-201.000-29

Tax ID: 029-35134-00

Routing Number 5004240-042

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 5004240

Location Address (1)
220 S 22ND 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

SHERIDAN, PATRICIA M REVOCABL
220 S 22ND ST
RICHMOND, IN 47374

Legal

LOTS 251 & 252 REEVESTON



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 12/06/2024 and 01/01/1900.

Notes

8/27/2024 Misc: 2025 GENERAL REVALUATION
10/5/2018 Misc: 2019 GENERAL REVALUATION - ADD MS:1, MO:1 / REMOVE UTILITY SHED

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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 (0.44), Actual Frontage (120), Developer Discount, Parcel Acreage (0.44), 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 (0.44), 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 (\$69,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$69,600).

Data Source External Only

Collector 08/15/2024 js

Appraiser 08/27/2024 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2786 sqft
<b>Make</b>	

**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 type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Stoop, Masonry	32	\$1,800
Porch, Open Frame	416	\$17,200

**Plumbing**

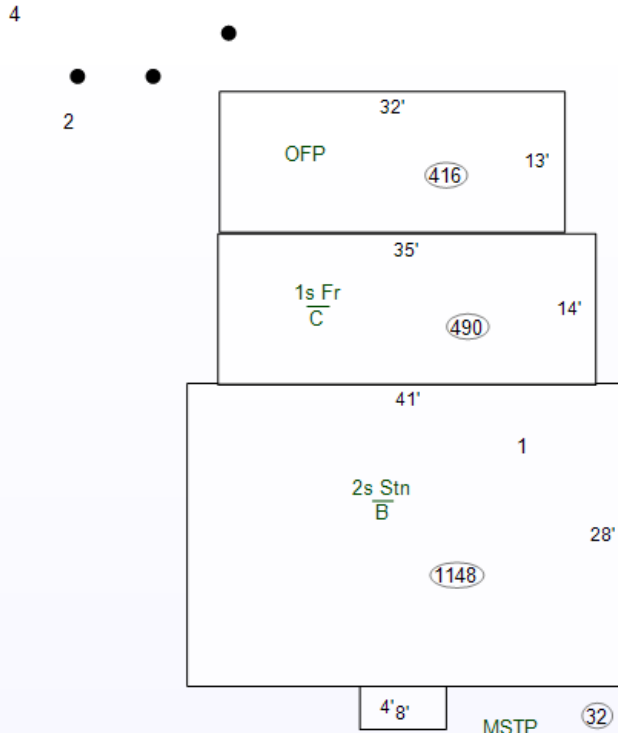
#	TF
<b>Full Bath</b>	6
<b>Half Bath</b>	2
<b>Kitchen Sinks</b>	1
<b>Water Heaters</b>	1
<b>Add Fixtures</b>	0
<b>Total</b>	10

**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



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	94	1638	1638	\$153,900	
2	8	1148	1148	\$68,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1148	0	\$38,100	
Crawl		490	0	\$5,700	
Slab					

**Total Base** \$266,400

**Adjustments** 1 Row Type Adj. x 1.00 \$266,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:383	\$5,000
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1:1638 2:1148	\$7,200
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$291,600

**Sub-Total, 1 Units**

Exterior Features (+) \$19,000 \$310,600

Garages (+) 0 sqft \$0 \$310,600

Quality and Design Factor (Grade) 1.10

Location Multiplier 0.85

**Replacement Cost** \$290,411

**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	5/6 Maso	C+2	1935	1935	90	A		0.85		3,934 sqft	\$290,411	45%	\$159,730	0%	100%	1.210	1.000	100.00	0.00	0.00	\$193,300
2: Detached Garage/Boat H	1	Stone	C+1	1935	1935	90	A	\$44.11	0.85	\$39.37	20'x44'	\$34,644	45%	\$19,050	0%	100%	1.210	1.000	100.00	0.00	0.00	\$23,100
3: Patio- Flagstone or brick-	1		C	1949	1949	76	A		0.85		14'x15'	\$2,975	45%	\$1,640	0%	100%	1.210	1.000	100.00	0.00	0.00	\$2,000
4: Porch- Open frame or equ	1		C	1990	1990	35	A		0.85		6'x22'	\$6,375	26%	\$4,720	0%	100%	1.210	1.000	100.00	0.00	0.00	\$5,700