

General Information

Parcel Number 89-18-04-240-406.000-030
Local Parcel Number 50-04-240-406.000-29

Tax ID: 029-00390-00

Routing Number 5004240-013

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)
324 S 21ST ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography High Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

BOSTICK, CHRISTOPHER A
101 S 27TH ST
RICHMOND, IN 47374

Legal

LOT 192 REEVESTON PLACE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/27/2024 to 01/01/1900.

Notes

9/26/2024 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 valuation data 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. Row shows data for F, F, 60, 60x147, 1.05, \$537, \$564, \$33,840, 0%, 1.0000, 100.00, 0.00, 0.00, \$33,840.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.20), Actual Frontage (60), 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 (\$33,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$33,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1562 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, Open Frame	126	\$7,500
Porch, Open Frame	40	\$4,300
Stoop, Masonry	56	\$2,300
Canopy, Shed Type	56	\$500
Patio, Concrete	126	\$1,000
Canopy, Shed Type	126	\$1,100

Plumbing

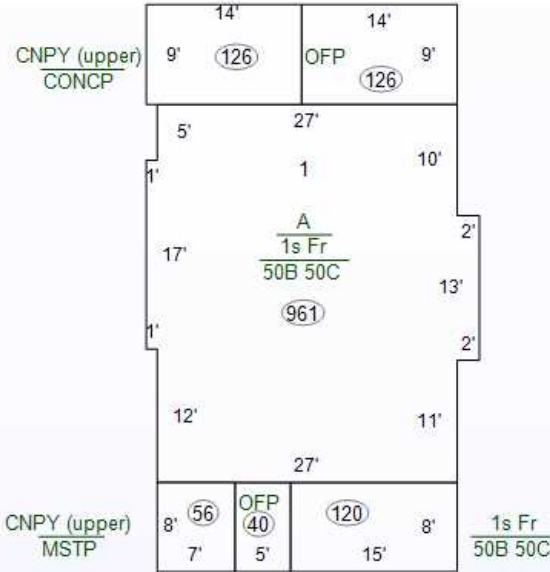
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1081	1081	\$110,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		961	481	\$15,800	
Bsmt		540	0	\$25,300	
Crawl		540	0	\$6,000	
Slab					

Total Base \$157,100

Adjustments 1 Row Type Adj. x 1.00 \$157,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1081 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$165,800

Sub-Total, 1 Units

Exterior Features (+)	\$16,700	\$182,500
Garages (+) 0 sqft	\$0	\$182,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$131,856

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	Wood Fr	D+1	1935	1935	90	A			0.85		2,582 sqft	\$131,856	50%	\$65,930	0%	100%	1.210	1.000	100.00	0.00	0.00	\$79,800
2: Detached Garage/Boat H	1	Wood Fr	D	1935	1935	90	A		\$59.52	0.85	\$40.47	12'x20'	\$9,714	50%	\$4,860	0%	100%	1.210	1.000	100.00	0.00	0.00	\$5,900