

89-18-04-240-611.000-030

General Information

Parcel Number
89-18-04-240-611.000-030

Local Parcel Number
50-04-240-611.000-29

Tax ID:
029-03581-00

Routing Number
5004240-056

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)
428 S 23RD ST

RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

BRIDGFORD, NAPOLEON PORTI

Ownership

BRIDGFORD, NAPOLEON PORTIN &
428 S 23RD ST
RICHMOND, IN 47374

Legal

40 X 139.63 FT REEVESTON LOT 281
REEVESTON

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

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land

Land Res (1)

Land Non Res (2)

Land Non Res (3)

Improvement

Imp Res (1)

Imp Non Res (2)

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

Total Non Res (3)

Land Data (Standard Depth: Res 132', CI 132'

Base Lot: Res 100' X 132', CI 100' X 132')

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

428 S 23RD ST

Transfer of Ownership

Date
01/01/1900

Owner
BRIDGFORD, NAPOL

Doc ID

Code

Book/Page

Adj Sale Price

V/I

Res

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Cap 3

Value

WAYNE-293370 (029)/2933

Notes

8/26/2024 Misc: 2025 GENERAL REVALUATION
10/8/2018 Misc: 2019 GENERAL REVALUATION - SFD GR C-

Land Computations

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

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

2013

2012

2011

2010

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1908

1907

1906

1905

1904

1903

1902

1901

1900

1899

1898

1897

1896

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height2

StyleN/A

Finished Area2016 sqft

Make

Floor Finish

☐Earth

☐Tile

☒Slab

☒Carpet

☒Sub & Joist

☒Unfinished

☐Wood

☐Other

Parquet

Wall Finish

☒Plaster/Drywall

☒Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total48

Accommodations

Bedrooms3

Living Rooms1

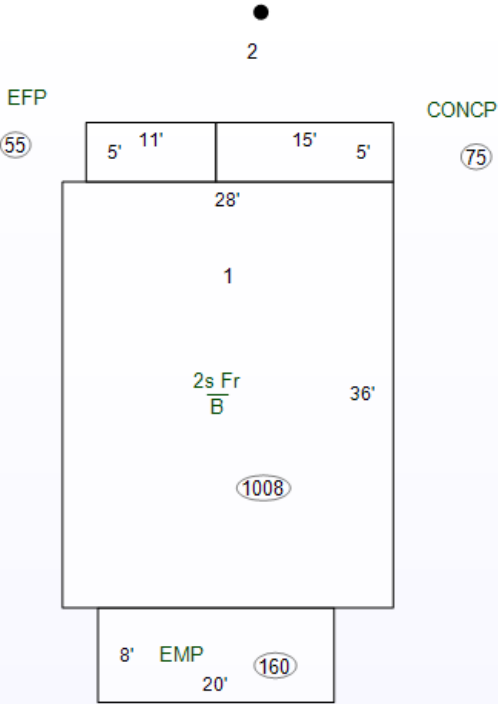
Dining Rooms1

Family Rooms1

Total Rooms7

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$105,300	
2	1Fr	1008	1008	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1008	0	\$34,600	
Crawl					
Slab					
				Total Base	\$191,900
Adjustments				1 Row Type Adj. x 1.00	\$191,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1008 2:1008	\$5,800
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$204,600
				Sub-Total, 1 Units	
Exterior Features (+)				\$19,600	\$224,200
Garages (+) 0 sqft				\$0	\$224,200
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.85	
				Replacement Cost	\$181,042

Description	Area	Value
Porch, Enclosed Masonry	160	\$12,700
Porch, Enclosed Frame	55	\$6,300
Patio, Concrete	75	\$600

Specialty Plumbing		
Description	Count	Value

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	Wood Fr	C-1	1930	1930	95	A		0.85		3,024 sqft	\$181,042	45%	\$99,570	0%	100%	1.210	1.000	100.00	0.00	0.00	\$120,500
2: Detached Garage/Boat H	1	Wood Fr	C	1930	1930	95	A	\$51.44	0.85	\$43.72	18'x20'	\$15,741	45%	\$8,660	0%	100%	1.210	1.000	100.00	0.00	0.00	\$10,500