

89-18-04-240-621.000-030

LANDESS, JOSEPH A

405 S 22ND ST

510, 1 Family Dwell - Platted Lot

WAYNE-293370 (029)/2933

1/2

General Information

Parcel Number 89-18-04-240-621.000-030
Local Parcel Number 50-04-240-621.000-29

Tax ID: 029-05379-00

Routing Number 5004240-049

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)
405 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

LANDESS, JOSEPH A
405 S 22ND ST
RICHMOND, IN 47374

Legal

40 FT N S LOT 272 40 FT S S LOT 271
REEVESTON



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

8/27/2024 Misc: 2025 GENERAL REVALUATION
10/5/2018 Misc: 2019 GENERAL REVALUATION - SFD GR C- / ADD PS:1, PO:1

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source External Only

Collector 08/15/2024 js

Appraiser 08/27/2024 Nexus

Total Value \$49,800

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1080 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 Masonry	216	\$11,300

**Plumbing**

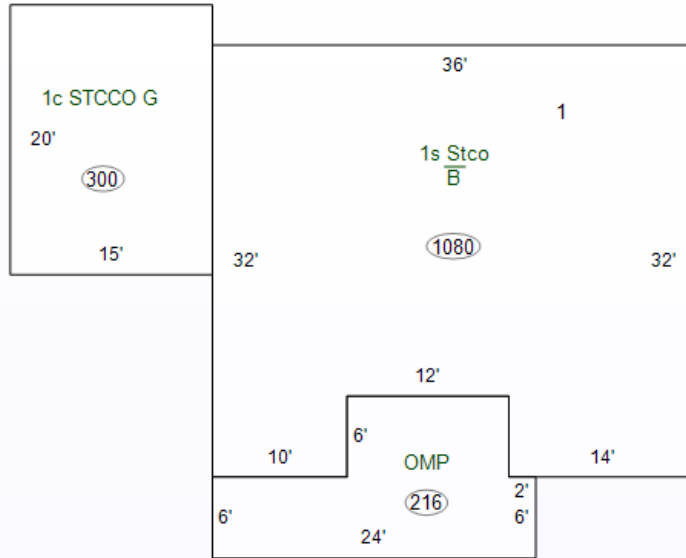
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	2	1080	1080	\$110,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1080	0	\$36,300	
Crawl					
Slab					

**Total Base** \$146,300

**Adjustments** 1 Row Type Adj. x 1.00 \$146,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:412	\$5,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1 PS:1 PO:1	\$9,200
No Heating (-)		\$0
A/C (+)	1:1080	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$166,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,300	\$178,200
Garages (+) 300 sqft	\$15,000	\$193,200
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

**Replacement Cost** \$156,009

**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	Stucco	C-1	1940	1990	35	A			0.85		2,160 sqft	\$156,009	26%	\$115,450	0%	100%	1.210	1.000	100.00	0.00	0.00	\$139,700