

89-18-04-410-603.000-030

HOLTHOUSE, ANGELA

1822 S H ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number
89-18-04-410-603.000-030

Local Parcel Number
50-04-410-603.000-29

Tax ID:
029-05946-00

Routing Number
5004410-046

Ownership

HOLTHOUSE, ANGELA
1822 S H ST
RICHMOND, IN 47374

Legal

LOT 34 FAIRFIELD PARK 1ST ADDN REPLAT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/09/2023	HOLTHOUSE, ANGEL	2023001023	WD	/	\$120,000	V
09/17/2020	CUMMINS, MARIA L	2020007522	WD	/	\$90,000	V
09/23/2013	STEVENS, MARGARE	2013008409	WD	/	\$76,500	V
09/15/2008	MULLINS, SARAH E &	2008008313	WD	/	\$78,500	I
01/01/1900	INGRUM, MILDRED J	2008008313	WD	/	\$78,500	I

Notes

3/1/2024 Misc: 2024; SALES REVIEW.

12/19/2022 Misc: 2023 GENERAL REVALUATION

10/1/2020 Misc: 2021 SALES REVIEW

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294383-029
WAYNE-294383 (029)

Section/Plat
5004410

Location Address (1)
1822 S H ST
RICHMOND, IN 47374

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

2025	2025	2024	2023	2022	2021
WIP	Reason For Change AA	AA	AA	AA	AA
02/19/2025	As Of Date 04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor 1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$16,500	Land Land Res (1)	\$16,500	\$14,000	\$12,000	\$12,000
\$16,500	Land Res (1)	\$16,500	\$14,000	\$12,000	\$12,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0
\$114,500	Improvement Imp Res (1)	\$114,500	\$100,600	\$87,000	\$75,500
\$114,500	Imp Res (1)	\$114,500	\$100,600	\$87,000	\$75,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0
\$131,000	Total Total Res (1)	\$131,000	\$114,600	\$99,300	\$87,500
\$131,000	Total Res (1)	\$131,000	\$114,600	\$99,300	\$87,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0

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
F	F		65	65x108	0.92	\$275	\$253	\$16,445	0%	1.0000	100.00	0.00	0.00	\$16,450

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities All

Streets or Roads Paved

Neighborhood Life Cycle Stage Static

Land Computations

Calculated Acreage	0.16
Actual Frontage	65
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$16,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,500

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 10/28/2022 bb

Appraiser 12/19/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 960 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
Canopy, Roof Extension	80	\$1,300
Patio, Concrete	390	\$2,900
Canopy, Roof Extension	140	\$2,100

Plumbing

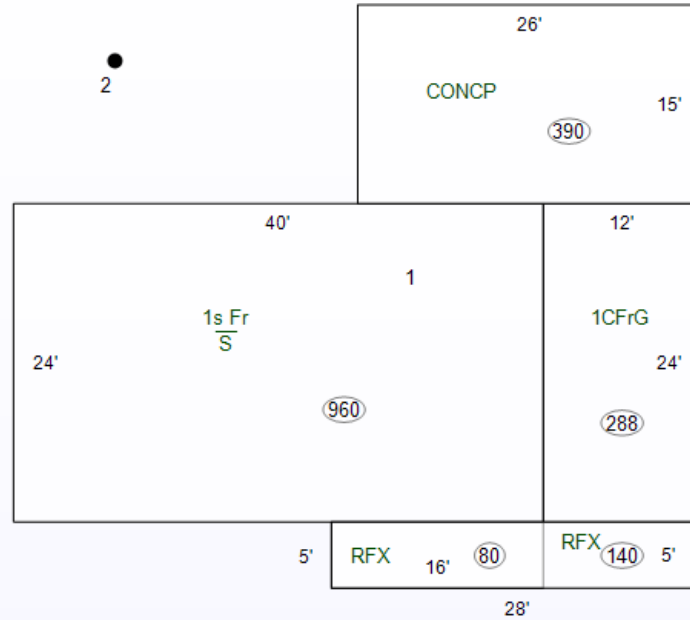
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	960	960	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	960	0	\$0	
			Total Base	\$101,100

Adjustments 1 Row Type Adj. x 1.00 \$101,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:960	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$109,600

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$115,900
Garages (+) 288 sqft	\$15,000	\$130,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$111,265

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	1	Wood Fr	C	1958	2005	20 G		0.85		960 sqft	\$111,265	17%	\$92,350	0%	100%	1.240	1.000	100.00	0.00	0.00	\$114,500
2: Utility Shed	1	SV	D	2020	2020	5 A		0.85		8'x10'		20%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0