

General Information

Parcel Number 89-18-04-410-803.000-030
Local Parcel Number 50-04-410-803.000-29

Tax ID: 029-42568-00

Routing Number 5004410-079

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 294383-029
WAYNE-294383 (029)

Section/Plat 5004410

Location Address (1)
800 S 20TH 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 2027

Ownership

HENLEY, JAMES D & JANICE E
800 S 20TH ST
RICHMOND, IN 47374

Legal

LOT 23 MORNINGSIDE SUB DIV 2ND



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 07/31/2015 to 01/01/1900.

Notes

12/15/2022 Misc: 2023 GENERAL REVALUATION

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.36), Actual Frontage (90), Parcel Acreage (0.36), etc.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1344 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
Stoop, Masonry	96	\$3,200
Patio, Concrete	144	\$1,200

**Plumbing**

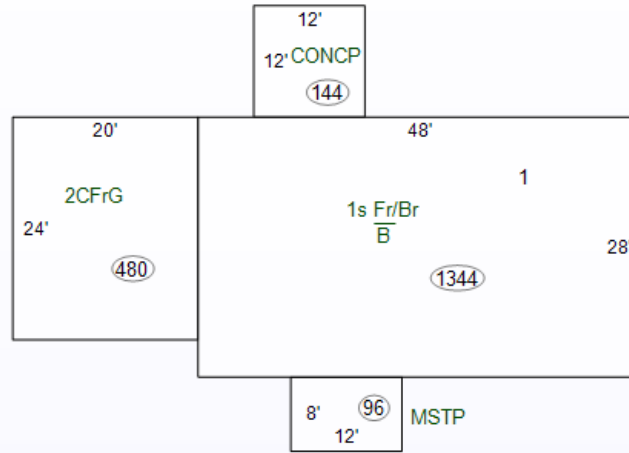
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1344	1344	\$131,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1344	0	\$42,400	
Crawl					
Slab					

**Total Base** \$173,500

**Adjustments** 1 Row Type Adj. x 1.00 \$173,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1344	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$184,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,400	\$188,400
Garages (+) 480 sqft	\$20,100	\$208,500
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

**Replacement Cost** \$168,364

**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	2/6 Maso	C-1	1959	1975	50	A		0.85		2,688 sqft	\$168,364	35%	\$109,440	0%	100%	1.240	1.000	100.00	0.00	0.00	\$135,700
2: Utility Shed	1	SV	D	2012	2012	13	A		0.85		8'x8'		40%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0