General Information

Parcel Number
89-18-05-420-319.000-030

Local Parcel Number
50-05-420-319.000-29

Tax ID:
029-32502-00

Routing Number

Property Class 645 RENTAL
Exempt Property Owned by a Munic

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295379-029
WAYNE-295379 (029)

Section/Plat
5005420

Location Address (1)
601 S 7TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2023

Ownership

HOUSING AUTHORITY OF THE CITY
RICHMOND INDIANA RICHMOND IND
58 S 15TH ST
RICHMOND, IN 47374

Legal

LOT 134 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2015	HOUSING AUTHORIT	2015001655	CQ	/	$0	I
09/20/2012	HACR RENTALS INC	2012007991	WD	/	$0	I
05/30/2012	HOUSING AUTHORIT	2012004230	QC	/	$0	I
08/26/2010	CITY OF RICHMOND I	2010006297	QC	/	$0	I
08/18/2010	WAYNE COUNTY BO	2010006049	TS	/	$0	I
01/01/1900	BOWEN, THERON	2010006049	TS	/	$0	I

Notes

4/12/2023 CYCLICAL: 2023 GENERAL REVALUATION

12/27/2022 Misc: 2023 GENERAL REVALUATION

Exempt

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

2023		2023	2022	2021	2020	2019
WIP	**Reason For Change**	AA	AA	AA	AA	AA
03/13/2023	**As Of Date**	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☑	☑	☑	☑	☑
$4,000	**Land**	**$4,000**	**$4,000**	**$4,000**	**$4,000**	**$4,000**
$4,000	Land Res (1)	$4,000	$4,000	$4,000	$4,000	$4,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$55,600	**Improvement**	**$55,600**	**$54,100**	**$48,800**	**$48,900**	**$48,400**
$32,000	Imp Res (1)	$32,000	$31,200	$28,000	$28,100	$27,900
$23,600	Imp Non Res (2)	$23,600	$22,900	$20,800	$20,800	$20,500
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$59,600	**Total**	**$59,600**	**$58,100**	**$52,800**	**$52,900**	**$52,400**
$36,000	Total Res (1)	$36,000	$35,200	$32,000	$32,100	$31,900
$23,600	Total Non Res (2)	$23,600	$22,900	$20,800	$20,800	$20,500
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		40	40x130	0.94	$105	$99	$3,960	0%	100%	1.0000	$3,960

Data Source Estimated **Collector** 04/12/2023 ts **Appraiser** 04/12/2023 ts

Land Computations

Calculated Acreage	0.12
Actual Frontage	40
Developer Discount	☐
Parcel Acreage	0.12
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	0.12
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$4,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$4,000**

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1252 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

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

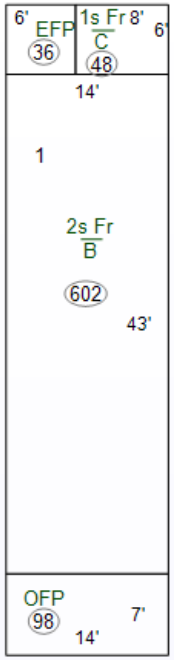
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	36	$3,800
Porch, Open Frame	98	$4,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	650	650	$59,200	
2	1Fr	602	602	$30,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		602	0	$20,600	
Crawl		48	0	$2,600	
Slab					
			Total Base		$112,900
Adjustments			**2 Row Type Adj. x 0.95**		$107,255
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:650 2:602	$4,600
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$111,855
				Sub-Total, 1 Units	
Exterior Features (+)				$8,700	$120,555
Garages (+) 0 sqft				$0	$120,555
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.87
				Replacement Cost	$94,395

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Wood Frame	D+2	1920	1940	83	A		0.87		1,854 sqft	$94,395	50%	$47,200	54%	100%	0.860	1.0000	$18,700
2: Detached Garage/Boat	100%	1	Wood Frame	C	2014	2014	9	A	$30.86	0.87	$26.85	25'x25'	$16,780	8%	$15,440	0%	100%	0.860	1.0000	$13,300

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1252 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 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	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	36	$3,800
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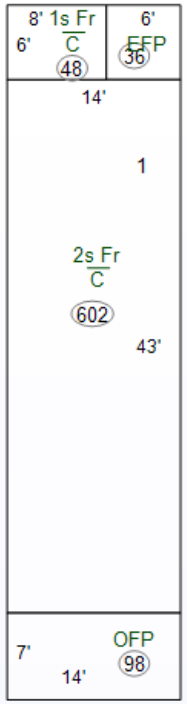

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	650	650	$59,200	
2	1Fr	602	602	$30,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		650	0	$5,000	
Slab					
			Total Base		$94,700
Adjustments			**2 Row Type Adj. x 0.95**		$89,965
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)			1:650 2:602		$4,600
No Elec (-)					$0
Plumbing (+ / -)			5 – 5 = 0 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$94,565
				Sub-Total, 1 Units	
Exterior Features (+)				$8,700	$103,265
Garages (+) 0 sqft				$0	$103,265
			Quality and Design Factor (Grade)		0.90
				Location Multiplier	0.87
				Replacement Cost	$80,856

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	0%	2	Wood Frame	D+2	1920	1940	83	A		0.87		1,252 sqft	$80,856	50%	$40,430	32%	100%	0.860	1.0000	$23,600

Total all pages $55,600 **Total this page** $23,600