

89-18-06-220-110.000-030

CLOPP, CHRIS

21 SW 7TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294412 (029)/2944

1/2

General Information

Parcel Number 89-18-06-220-110.000-030
Local Parcel Number 50-06-220-110.000-29

Tax ID: 029-02525-00

Routing Number

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 294412-029 WAYNE-294412 (029)
Section/Plat 5006220
Location Address (1) 21 SW 7TH ST RICHMOND, IN 47374

Ownership

CLOPP, CHRIS
21 SW 7TH ST
RICHMOND, IN 47374

Legal

94.75 X 67 FT PT LOT 8 S OF F

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/11/2018 to 01/01/1900.

Notes

9/1/2023 Misc: 2024 GENERAL REVAUATION
10/11/2019 Misc: 2020 GENERAL REVAL
11/5/2018 Misc: SFD GR C-, COND F PER F/C TOWNSHIP ASSESSOR 9/11/2018



Res

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Computations

Table with columns: Description, Value. Rows include 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/21/2023 js

Appraiser 09/01/2023 Nexus

Total Value \$22,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1409 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, Enclosed Frame	140	\$11,600

Plumbing

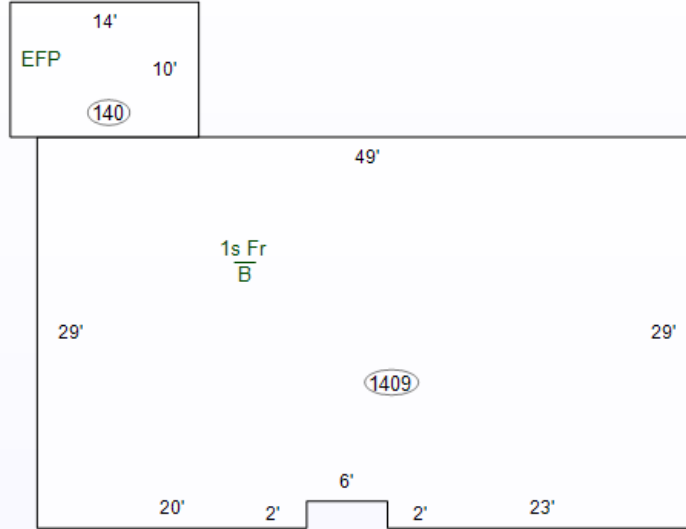
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

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
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1409	1409	\$129,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1409	0	\$43,200	
Crawl					
Slab					

Total Base \$172,300

Adjustments 1 Row Type Adj. x 1.00 \$172,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1000	\$21,700
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1409	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$205,500

Sub-Total, 1 Units

Exterior Features (+)	\$11,600	\$217,100
Garages (+) 0 sqft	\$0	\$217,100
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$175,308

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-1	1950	1950	75 F		0.85		2,818 sqft	\$175,308	50%	\$87,650	0%	100%	1.050	1.000	100.00	0.00	0.00	\$92,000
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75 A	\$46.21	0.85	\$43.49	20'x22'	\$19,138	45%	\$10,530	0%	100%	1.050	1.000	100.00	0.00	0.00	\$11,100