

General Information

Parcel Number 89-18-06-420-310.000-030
Local Parcel Number 50-06-420-310.000-29

Tax ID: 029-53281-00

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 294394-029 WAYNE-294394 (029)
Section/Plat 5006420
Location Address (1) 820 COLLEGE AVE RICHMOND, IN 47374

Ownership

HERRING, DEANNA & DAVID
820 COLLEGE AVE
RICHMOND, IN 47374

Legal

LOT 16 GLEN ELSA SUB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/24/2024 to 01/01/1900.

Notes

7/25/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2022-2025.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 07/18/2023 js

Appraiser 07/25/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.41), Actual Frontage (79), Total Acres Farmland (0.41), and Total Value (\$29,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2128 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	220	\$15,000
Patio, Brick	300	\$5,100
Stoop, Masonry	83	\$2,700
Canopy, Shed Type	83	\$800

Plumbing

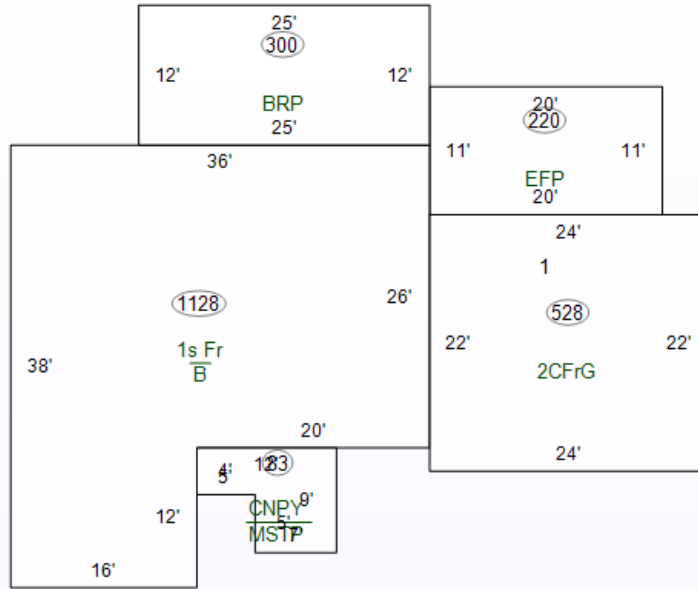
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1128	1128	\$113,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1128	1000	\$76,100	
Crawl				
Slab				

Total Base \$189,200

Adjustments 1 Row Type Adj. x 1.00 \$189,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:128	\$3,700
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1128	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$200,100

Sub-Total, 1 Units

Exterior Features (+)	\$23,600	\$223,700
Garages (+) 528 sqft	\$21,400	\$245,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$218,752

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	1955	1990	35	A		0.85		2,256 sqft	\$218,752	26%	\$161,880	0%	100%	1.190	1.000	100.00	0.00	0.00	\$192,600