

General Information

Parcel Number 89-18-09-220-210.001-030
Local Parcel Number 50-09-220-210.018-29

Tax ID: 029-12809-01

Routing Number 5009220-052

Property Class 540 Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 295435-029 WAYNE-295435 (029)

Section/Plat 5009220

Location Address (1) 1231 S 21ST ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

HENLEY, KRISTINA & RODNEY 1231 S 21ST ST RICHMOND, IN 47374

Legal

LOTS 118 & 117 RICHARDS ADDN EX 5 FT S SIDE LOT 117



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025, 2024, 2023, 2022, 2021.

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

Table with 14 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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 04/30/2010, 08/17/2009, and 01/01/1900.

Notes

11/2/2022 Misc: 2023 GENERAL REVALUATION

Res

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value (\$0, \$23,600, etc.).

**General Information**

**Occupancy** Single-Family  
**Description** MH W / C  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1586 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   |
|-------------------|------|---------|
| Wood Deck         | 220  | \$5,000 |
| Wood Deck         | 96   | \$2,800 |
| Canopy, Shed Type | 96   | \$900   |

**Plumbing**

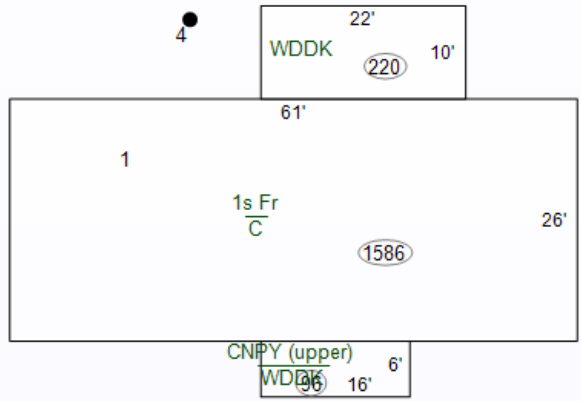
**# TF**  
**Full Bath** 2 6  
**Half Bath** 0 0  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1  
**Add Fixtures** 0 0  
**Total** 4 8

**Accommodations**

**Bedrooms** 4  
**Living Rooms** 1  
**Dining Rooms** 0  
**Family Rooms** 0  
**Total Rooms** 6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr  | Base | Finish | Value     | Totals |
|-------|---------|------|--------|-----------|--------|
| 1     | 1Fr     | 1586 | 1586   | \$138,900 |        |
| 2     |         |      |        |           |        |
| 3     |         |      |        |           |        |
| 4     |         |      |        |           |        |
| 1/4   |         |      |        |           |        |
| 3     | 1/2     |      |        |           |        |
|       | 3/4     |      |        |           |        |
|       | ● Attic |      |        |           |        |
|       | Bsmt    |      |        |           |        |
|       | Crawl   | 1586 | 0      | \$9,600   |        |
|       | ● Slab  |      |        |           |        |
| 2     |         |      |        |           |        |

**Total Base** \$148,500

**Adjustments** 1 Row Type Adj. x 1.00 \$148,500

|                  |                   |         |
|------------------|-------------------|---------|
| Unfin Int (-)    |                   | \$0     |
| Ex Liv Units (+) |                   | \$0     |
| Rec Room (+)     |                   | \$0     |
| Loft (+)         |                   | \$0     |
| Fireplace (+)    |                   | \$0     |
| No Heating (-)   |                   | \$0     |
| A/C (+)          | 1:1586            | \$5,000 |
| No Elec (-)      |                   | \$0     |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+)   |                   | \$0     |
| Elevator (+)     |                   | \$0     |

**Sub-Total, One Unit** \$155,900

**Sub-Total, 1 Units**

Exterior Features (+) \$8,700 \$164,600

Garages (+) 0 sqft \$0 \$164,600

Quality and Design Factor (Grade) 0.40

Location Multiplier 0.85

**Replacement Cost** \$55,964

**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: MH W / C                  | 1            | Wood Fr     | E     | 1993       | 1993     | 32         | A  |           | 0.85 |          | 1,586 sqft   | \$55,964 | 30%      | \$39,170      | 0%      | 100% | 0.980 | 1.000 | 100.00 | 0.00  | 0.00   | \$38,400     |
| 2: Detached Garage/Boat H    | 1            | Wood Fr     | C     | 1993       | 1993     | 32         | A  | \$39.83   | 0.85 | \$33.86  | 24'x30'      | \$24,376 | 26%      | \$18,040      | 0%      | 100% | 0.980 | 1.000 | 100.00 | 0.00  | 0.00   | \$17,700     |
| 3: Lean-to                   | 1            | Concrete    | C     | 2006       | 2006     | 19         | A  | \$8.80    | 0.85 |          | 12'x16' x 8' | \$1,436  | 35%      | \$930         | 0%      | 100% | 1.000 | 1.000 | 0.00   | 0.00  | 100.00 | \$900        |
| 4: Pool, Above Ground (circu | 1            | SV          | D     | 2008       | 2008     | 17         | A  |           | 0.85 |          | 24' Circ     |          | 85%      |               | 0%      | 100% | 0.980 | 1.000 | 100.00 | 0.00  | 0.00   | \$0          |