

89-18-09-220-305.000-030

HAYES, HERBERT R & NORA D

1213 S 20TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295435 (029)/2954

1/2

General Information

Parcel Number 89-18-09-220-305.000-030
Local Parcel Number 50-09-220-305.000-29

Tax ID: 029-17923-00

Routing Number 5009220-058

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 295435-029
WAYNE-295435 (029)

Section/Plat 5009220

Location Address (1)
1213 S 20TH ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

HAYES, HERBERT R & NORA DANNE
1213 S 20TH ST
RICHMOND, IN 47374

Legal

LOTS 153 & 154 RICHARDS



Transfer of Ownership

Date 01/01/1900 Owner HAYES, HERBERT R Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/2/2022 Misc: 2023 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values include dollar amounts like \$23,900, \$120,000, \$143,900.

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

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. Values include 120, 120x147, 0.99, \$201, \$199, \$23,880, 0%, 1.0000, 100.00, 0.00, 0.00, \$23,880.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.40), Actual Frontage (120), Developer Discount, Parcel Acreage (0.41), 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 (0.41), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$23,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$23,900).

Data Source External Only

Collector 10/20/2022 jh

Appraiser 11/02/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1906 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
Patio, Concrete	430	\$2,900
Patio, Concrete	60	\$400
Canopy, Roof Extension	60	\$1,000

Plumbing

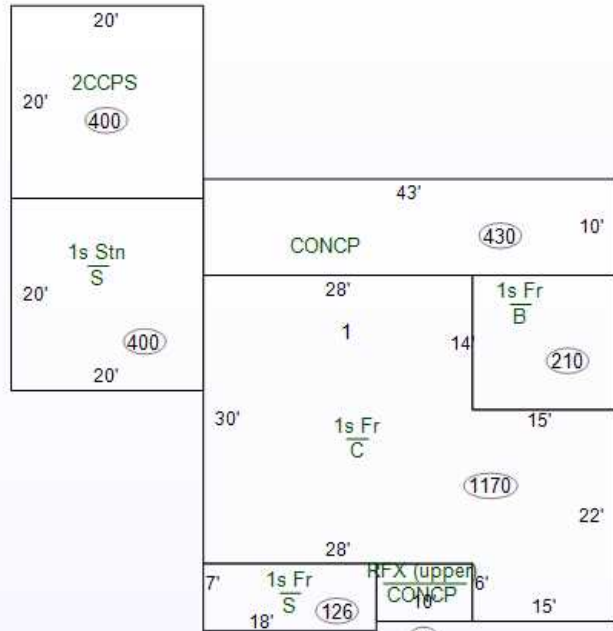
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1906	1906	\$163,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	210	0	\$18,100	
Crawl	1170	0	\$8,300	
Slab	526	0	\$0	
Total Base			\$189,500	

Adjustments

1 Row Type Adj. x 1.00		\$189,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1906	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$202,200
Sub-Total, 1 Units		
Exterior Features (+)	\$4,300	\$206,500
Garages (+) 400 sqft	\$4,600	\$211,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$188,407

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	1/6 Maso	C+1	1919	1975	50 A		0.85		2,116 sqft	\$188,407	35%	\$122,460	0%	100%	0.980	1.000	100.00	0.00	0.00	\$120,000
2: Utility Shed	1	SV	C	1980	1980	45 A		0.85		9'x12'		65%		0%	100%	0.980	1.000	100.00	0.00	0.00	\$0