

General Information

Parcel Number 89-18-09-220-622.000-030
Local Parcel Number 50-09-220-622.000-29

Tax ID: 029-40814-00

Routing Number 5009220-016

Property Class 510 RENTAL
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)
1224 S 23RD ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

KT PROPERTY GROUP LLC
801 N A ST
RICHMOND, IN 47374

Legal

LOT 5 RICHARDS LOT 6 RICHARDS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/04/2016 to 01/01/1900.

Notes

6/20/2023 Appeal: 2023: INFORMAL REVIEW
12/14/2022 Misc: 2023 GENERAL REVALUATION

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 values for 2025, 2024, and 2023.

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. Row shows values for F, F, 138, 138x213, 1.11, \$201, \$223, \$30,774, -40%, 1.0000, 100.00, 0.00, 0.00, \$18,460.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.67), Actual Frontage (138), Developer Discount, Parcel Acreage (0.68), 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 (0.68), 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 (\$18,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,500).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 720 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
Stoop, Masonry	119	\$3,500

**Plumbing**

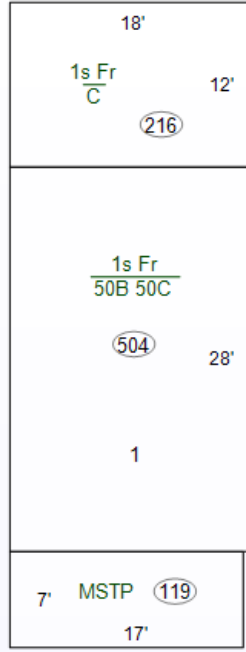
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



●  
2

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	720	720	\$82,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	252	0	\$19,000	
Crawl	468	0	\$5,600	
Slab				

	Total Base	
	\$107,100	
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$107,100</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	
	\$111,600	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$3,500	\$115,100
Garages (+) 0 sqft	\$0	\$115,100
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$68,485</b>

**Specialty Plumbing**

Description	Count	Value
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**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	D-1	1932	1932	93 VP		0.85		972 sqft	\$68,485	95%	\$3,420	30%	100%	0.980	1.000	100.00	0.00	0.00	\$2,300
2: Detached Garage/Boat H	1	Wood Fr	D	1946	1946	79 F	\$55.64	0.85	\$37.84	14'x20'	\$10,594	65%	\$3,710	25%	100%	0.980	1.000	100.00	0.00	0.00	\$2,700