

89-15-36-340-113.000-030

SANDLIN, LEONARD E & OLGA

2700 NW B ST

510, 1 Family Dwell - Platted Lot

WAYNE-294303 (029)/2943

1/2

General Information

Parcel Number 89-15-36-340-113.000-030
Local Parcel Number 48-36-340-113.000-29

Tax ID: 029-40436-00

Routing Number 4836340-014

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 294303-029 WAYNE-294303 (029)

Section/Plat 4836340

Location Address (1) 2700 NW B 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 Tuesday, April 29, 2025

Review Group 2030

Ownership

SANDLIN, LEONARD E & OLGA F
2700 NW B ST
RICHMOND, IN 47374

Legal

LOT 63 COMMONS WESTVIEW 1ST SUB



Transfer of Ownership

Date 01/01/1900 Owner SANDLIN, LEONARD Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/30/2021 Misc: 2022: GENERAL REVALUATION

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source Aerial

Collector 09/21/2021 rc

Appraiser 11/30/2021 en

Total Value \$26,400

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1078 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	132	\$3,500
Canopy, Roof Extension	132	\$1,900
Wood Deck	100	\$2,800

**Plumbing**

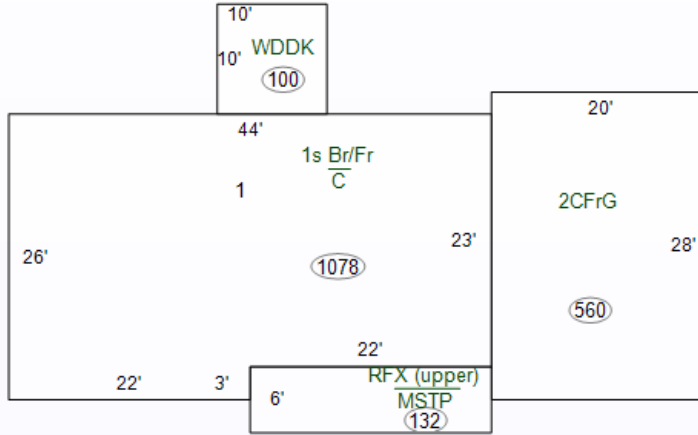
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 92	1078	1078	\$113,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1078	0	\$7,900	
Slab				

**Total Base** \$121,500

**Adjustments 1 Row Type Adj. x 1.00** \$121,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1078	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$125,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,200	\$133,700
Garages (+) 560 sqft	\$21,400	\$155,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$131,835

**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	2/6 Maso	C	1963	1963	62	A		0.85		1,078 sqft	\$131,835	42%	\$76,460	0%	100%	1.160	1.000	100.00	0.00	0.00	\$88,700