

89-16-19-330-705.000-030

YANETSKY, AARON C & JESSIC

2415 NW 16TH ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-296205 (029)/2962

1/2

General Information

Parcel Number 89-16-19-330-705.000-030
Local Parcel Number 46-19-330-705.000-29

Tax ID: 029-45482-00

Routing Number 4619330-049

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 296205-029
WAYNE-296205 (029)

Section/Plat 4619330

Location Address (1)
2415 NW 16TH 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

YANETSKY, AARON C & JESSICA R
2415 NW 16TH ST
RICHMOND, IN 47374

Legal

S 1/2 SW SEC 19-14-1 0.195A \*TIF\*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/16/2024 to 01/01/1900.

Notes

11/19/2021 Misc: 2022 GENERAL REVALUATION
8/30/2018 Misc: NEW CONST - ADD A/C PER F/C TONWSHIP ASSESSOR

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 1: F, F, 64, 64x115, 0.95, \$107, \$102, \$6,528, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,530.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.19), Actual Frontage (64), Developer Discount, Parcel Acreage (0.20), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.03), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.17), 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 (\$6,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,500).

Data Source Aerial Collector 07/28/2021 rc

Appraiser 11/19/2021 gw

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**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
Patio, Concrete	128	\$1,000
Canopy, Shed Type	200	\$1,600
Patio, Concrete	200	\$1,500
Patio, Concrete	40	\$400

**Plumbing**

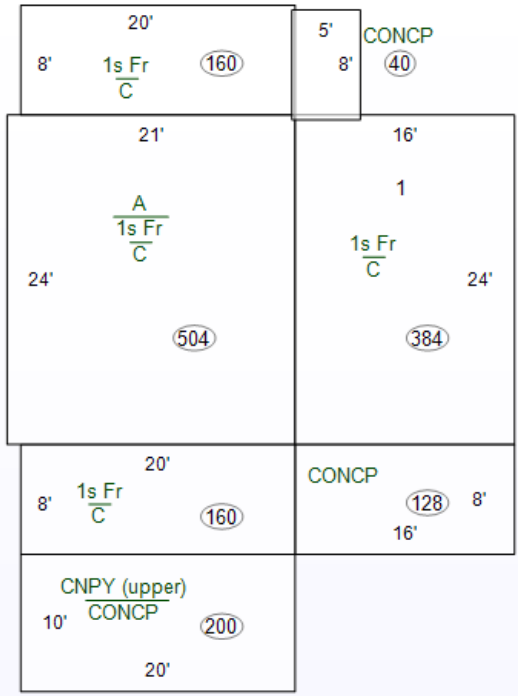
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1208	1208	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	504	378	\$12,200	
Bsmt				
Crawl	1208	0	\$8,400	
Slab				

**Total Base** \$138,300

**Adjustments** 1 Row Type Adj. x 1.00 \$138,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1208 A:378 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$142,900

**Sub-Total, 1 Units**

Exterior Features (+) \$4,500 \$147,400

Garages (+) 0 sqft \$0 \$147,400

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

**Replacement Cost** \$100,232

**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	1948	1948	77	A		0.85		1,712 sqft	\$100,232	50%	\$50,120	0%	100%	1.060	1.000	100.00	0.00	0.00	\$53,100