General Information

Parcel Number
89-16-19-330-802.000-030

Local Parcel Number
46-19-330-802.000-29

Tax ID:
029-00139-00

Routing Number
4619330-025

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

Year: 2023

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)
2439 NW 15TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2026

Ownership

GREENE, PAUL W & LOUSONNIE JA
2439 NW 15TH ST
RICHMOND, IN 47374

Legal

PT SW SEC 19-14-1 0.19A *TIF*

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	GREENE, PAUL W &		CO	/	$0	I

Notes

11/18/2021 Misc: 2022 GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$4,900	**Land**	**$4,900**	**$4,900**	**$4,900**	**$4,900**	**$4,900**
$4,900	Land Res (1)	$4,900	$4,900	$4,900	$4,900	$4,900
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$31,200	**Improvement**	**$31,200**	**$31,600**	**$28,300**	**$27,500**	**$27,500**
$31,200	Imp Res (1)	$31,200	$31,600	$27,700	$26,900	$26,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$600	$600	$600
$36,100	**Total**	**$36,100**	**$36,500**	**$33,200**	**$32,400**	**$32,400**
$36,100	Total Res (1)	$36,100	$36,500	$32,600	$31,800	$31,800
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$600	$600	$600

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		64	64x115	0.95	$80	$76	$4,864	0%	100%	1.0000	$4,860
82	A	GE	0	0.021000	1.02	$1,900	$1,938	$41	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	0.19
Actual Frontage	64
Developer Discount	☐
Parcel Acreage	0.19
81 Legal Drain NV	0.00
82 Public Roads NV	0.02
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$4,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$4,900**

Data Source Aerial **Collector** 07/27/2021 rc **Appraiser** 11/18/2021 gw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	759 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

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

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

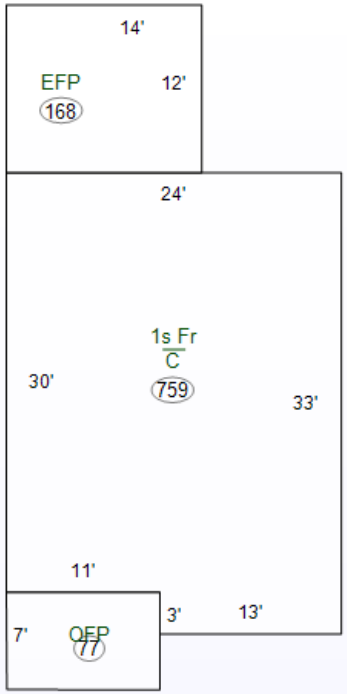
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	77	$4,100
Porch, Enclosed Frame	168	$9,700



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	759	759	$65,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		759	0	$5,200	
Slab					
			Total Base		$70,300
Adjustments			**1 Row Type Adj. x 1.00**		$70,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:759	$3,900
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$74,200
			Sub-Total, 1 Units		
Exterior Features (+)				$13,800	$88,000
Garages (+) 0 sqft				$0	$88,000
			Quality and Design Factor (Grade)		0.80
			Location Multiplier		0.87
			Replacement Cost		$61,248

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D	1948	1948	75	A		0.87		759 sqft	$61,248	50%	$30,620	0%	100%	1.020	1.0000	$31,200

Total all pages $31,200 **Total this page** $31,200