

89-16-32-310-721.000-030

VANZANT, SHANE A

215 RANDOLPH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-310-721.000-030
Local Parcel Number 46-32-310-721.000-29

Tax ID: 029-05105-00

Routing Number 4632310-002

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 295244 SOUTH R WAYNE-295244 SOUTH RENTAL (

Section/Plat 4632310

Location Address (1) 215 RANDOLPH 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

VANZANT, SHANE A
2514 S B ST
RICHMOND, IN 47374

Legal

28 FT W SIDE LOT 175 HAYNES



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

Table with 7 columns: Year, Assessment Year, 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)

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

Table with 15 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

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Notes

12/14/2021 Misc: 2022: GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$7,300

Data Source Aerial

Collector 10/20/2021 rc

Appraiser 12/14/2021 lp

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1252 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
Porch, Enclosed Frame	48	\$6,300
Patio, Concrete	160	\$1,200
Stoop, Masonry	36	\$1,800

**Plumbing**

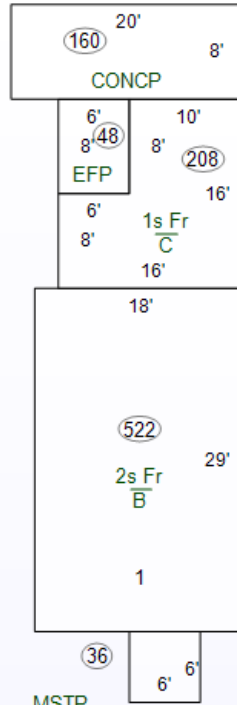
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



2

**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	730	730	\$82,500	
2	1Fr	522	522	\$35,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		522	0	\$24,700	
Crawl		208	0	\$3,800	
Slab					

**Total Base** \$146,800

**Adjustments** 1 Row Type Adj. x 1.00 \$146,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$149,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,300	\$158,500
Garages (+) 0 sqft	\$0	\$158,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

**Replacement Cost** \$121,253

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2	Wood Fr	D+2	1900	1900	125	F		0.85			1,774 sqft	\$121,253	65%	\$42,440	0%	100%	0.760	1.000	100.00	0.00	0.00	\$32,300
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	P		\$59.52	0.85	\$40.47	14'x18'	\$10,199	75%	\$2,550	0%	100%	0.760	1.000	100.00	0.00	0.00	\$1,900