

89-16-33-140-509.000-030

WILSON, BRADLEY S, ERIC WIL

710 N 15TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296274 (029)/2962

1/2

General Information

Parcel Number 89-16-33-140-509.000-030
Local Parcel Number 46-33-140-509.000-29

Tax ID: 029-53235-00

Routing Number

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 296274-029 WAYNE-296274 (029)
Section/Plat 4633140
Location Address (1) 710 N 15TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

WILSON, BRADLEY S, ERIC WILSON
2106 S B ST
RICHMOND, IN 47374

Legal

N 1/2 LOTS 10, 11 & 12 A MOFFITS 2ND ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/07/2007 WILSON, BRADLEY S and 01/01/1900 WEST END BANK.

Notes

3/24/2025 Misc: 2025: ADDED WDDK, COMPLETED PER EFC 3/24/25, NO PERMIT.
9/4/2024 Misc: 2025 GENERAL REVALUATION
10/29/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with 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 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.19), Actual Frontage (68), Developer Discount, Parcel Acreage (0.19), 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 (0.19), 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 (\$6,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,600).

Data Source External Only

Collector 08/05/2024 js

Appraiser 09/04/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 912 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
Wood Deck	90	\$2,800

Plumbing

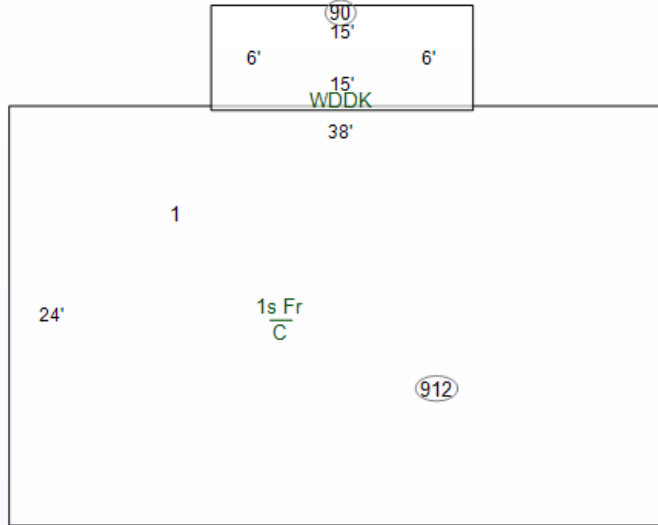
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	912	912	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	912	0	\$7,200	
Slab				

Total Base \$104,100

Adjustments 1 Row Type Adj. x 1.00 \$104,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:912 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$108,500

Sub-Total, 1 Units

Exterior Features (+)	\$2,800	\$111,300
Garages (+) 0 sqft	\$0	\$111,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$80,414

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	1971	1971	54 F		0.85		912 sqft	\$80,414	55%	\$36,190	0%	100%	0.920	1.000	100.00	0.00	0.00	\$33,300