

89-16-33-230-102.000-030

General Information

Parcel Number
89-16-33-230-102.000-030

Local Parcel Number
46-33-230-102.000-29

Tax ID:
029-99881-00

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
4633230

Location Address (1)
915 N 19TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

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 Tuesday, April 29, 2025

Review Group 2029

BOWERS, JODY

Ownership

BOWERS, JODY
3418 HAMBURG RD
ELDORADO, OH 45321

Legal

LOT 263 M L & P

915 N 19TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/05/2024	BOWERS, JODY	2024005327	WD	/	\$65,000	I
11/27/2023	WILLIAMS, CATHY	2023009053	WD	/	\$59,500	I
01/01/1900	JONES, CHRISTOPH		CO	/		I

510, 1 Family Dwell - Platted Lot

WAYNE-296274 (029)/2962 1/2

Notes

7/15/2024 Misc: 2025 GENERAL REVAUATION
10/29/2020 Misc: 2021 GENERAL REVAL



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$4,100	Land	\$4,100	\$3,500	\$3,000	\$3,000	\$3,000
\$4,100	Land Res (1)	\$4,100	\$3,500	\$3,000	\$3,000	\$3,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$37,400	Improvement	\$37,400	\$36,300	\$22,700	\$23,000	\$21,100
\$37,400	Imp Res (1)	\$37,400	\$36,300	\$22,700	\$23,000	\$21,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$41,500	Total	\$41,500	\$39,800	\$25,700	\$26,000	\$24,100
\$41,500	Total Res (1)	\$41,500	\$39,800	\$25,700	\$26,000	\$24,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		40	40x134	1.01	\$101	\$102	\$4,080	0%	1.0000	100.00	0.00	0.00	\$4,080

Land Computations

Calculated Acreage	0.12
Actual Frontage	40
Developer Discount	☐
Parcel Acreage	0.12
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	0.12
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	\$4,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,100

Data Source External Only

Collector 07/09/2024 js

Appraiser 07/15/2024 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

624 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

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

☒ Asphalt

☐ Slate

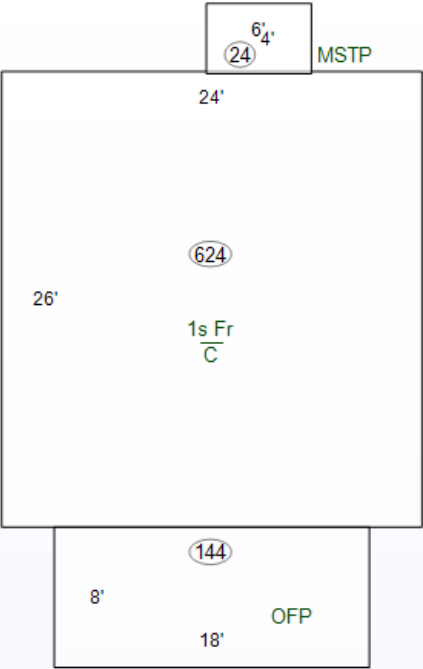
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	144	\$8,300
Stoop, Masonry	24	\$1,800



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	624	624	\$74,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		624	0	\$6,400	
Slab					
				Total Base	\$81,000
Adjustments				1 Row Type Adj. x 1.00	\$81,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$81,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,100	\$91,100
Garages (+) 0 sqft				\$0	\$91,100
Quality and Design Factor (Grade)				0.70	
Location Multiplier				0.85	
				Replacement Cost	\$54,205

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	1937	2005	20	A		0.85		624 sqft	\$54,205	25%	\$40,650	0%	100%	0.920	1.000	100.00	0.00	0.00	\$37,400