

89-16-33-310-412.000-030

WELVEST LLC

1202 N D ST

510, 1 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information	
Parcel Number	89-16-33-310-412.000-030
Local Parcel Number	46-33-310-412.000-29
Tax ID:	029-00105-00
Routing Number	

Ownership	
WELVEST LLC	
PO BOX 1	
RICHMOND, IN 47375	
Legal	
30 FT ON N D STREET X 66 FT BLK A E S *TIF*	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
02/10/2011	WELVEST LLC	2011000987	QC	/	\$0	I	
05/17/2010	BASGELEN, AHMET	2010003402	QC	/	\$10,000	I	
08/10/2009	AHMET BASGELEN		CO	/	\$10,000	I	
04/21/2009	BUCK, AARON S. BU		CO	/	\$3,000	I	
04/21/2009	BUCK, AARON S & A	2009003871	WD	/	\$0	I	
01/01/1900	VIDAS, DENNIS	2009003871	WD	/		I	

Notes	
7/24/2024	Misc: 2025 GENERAL REVAUATION
11/2/2020	Misc: 2021 GENERAL REVAL

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information	
County	WAYNE
Township	WAYNE TOWNSHIP
District 030 (Local 029)	RICHMOND CITY -WAYNE TWP
School Corp 8385	RICHMOND COMMUNITY
Neighborhood 295272-029	WAYNE-295272 (029)
Section/Plat	4633310
Location Address (1)	1202 N D ST RICHMOND, IN 47374

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
02/19/2025	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$2,600	Land	\$2,600	\$2,200	\$2,000	\$2,000	\$2,000
\$2,600	Land Res (1)	\$2,600	\$2,200	\$2,000	\$2,000	\$2,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$24,500	Improvement	\$24,500	\$21,500	\$18,800	\$18,300	\$16,800
\$24,500	Imp Res (1)	\$24,500	\$21,500	\$18,800	\$18,300	\$16,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$27,100	Total	\$27,100	\$23,700	\$20,800	\$20,300	\$18,800
\$27,100	Total Res (1)	\$27,100	\$23,700	\$20,800	\$20,300	\$18,800
\$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 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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		30	30x66	0.65	\$134	\$87	\$2,610	0%	1.0000	100.00	0.00	0.00	\$2,610

Zoning	ZO01 Residential
Subdivision	
Lot	
Market Model	N/A

Characteristics	
Topography Level	Flood Hazard <input type="checkbox"/>
Public Utilities All	ERA <input type="checkbox"/>
Streets or Roads Paved	TIF <input checked="" type="checkbox"/>

Neighborhood Life Cycle Stage
Static

Land Computations	
Calculated Acreage	0.05
Actual Frontage	30
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.05
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	0.05
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	\$2,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$2,600

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1324 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	144	\$11,600
Porch, Enclosed Frame	70	\$7,800

Plumbing

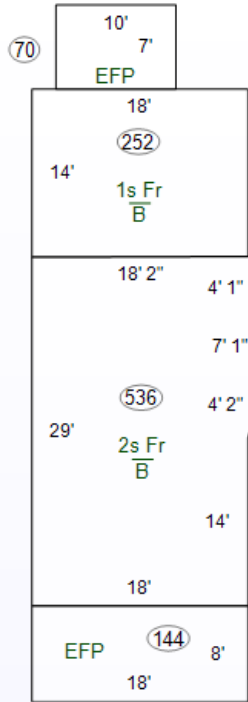
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	788	788	\$88,500	
2	1Fr	536	536	\$35,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		394	0	\$21,500	
Crawl					
Slab					

Total Base \$145,800

Adjustments 1 Row Type Adj. x 1.00 \$145,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
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 \$150,300

Sub-Total, 1 Units

Exterior Features (+)	\$19,400	\$169,700
Garages (+) 0 sqft	\$0	\$169,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$122,608

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+1	1920	1920	105	P			0.85		1,718 sqft	\$122,608	75%	\$30,650	0%	100%	0.800	1.000	100.00	0.00	0.00	\$24,500