

89-16-33-320-514.000-030

General Information

Parcel Number
89-16-33-320-514.000-030

Local Parcel Number
46-33-320-514.000-29

Tax ID:
029-03925-00

Routing Number

Property Class 510
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 295272-029
WAYNE-295272 (029)

Section/Plat
4633320

Location Address (1)
407 N 15TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☒

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

DYER, JOSHUA N

Ownership

DYER, JOSHUA N
C/O AMERICA CABALLERO
407 N 15TH ST
RICHMOND, IN 47374

Legal

LOT 606 E S N 1/2 LOT 605 E S (CONTRACT:
AMERICA CABALLERO 5-15-23 2023003675)



407 N 15TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/15/2023	DYER, JOSHUA N	2023003675	CT	/		I
09/06/2018	DYER, JOSHUA N.	2018007374	WD	/	\$55,000	V
01/01/1900	ROSER, MICHAEL D		CO	/		I

510, 1 Family Dwell - Platted Lot

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
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	☐	☐	☐	☐	☐
\$11,900	Land	\$11,900	\$10,200	\$8,900	\$8,900	\$8,900
\$11,900	Land Res (1)	\$11,900	\$10,200	\$8,900	\$8,900	\$8,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$58,900	Improvement	\$58,900	\$51,800	\$45,400	\$45,300	\$41,400
\$58,900	Imp Res (1)	\$58,900	\$51,800	\$45,400	\$45,300	\$41,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$70,800	Total	\$70,800	\$62,000	\$54,300	\$54,200	\$50,300
\$70,800	Total Res (1)	\$70,800	\$62,000	\$54,300	\$54,200	\$50,300
\$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		89	89x180	1.00	\$134	\$134	\$11,926	0%	1.0000	100.00	0.00	0.00	\$11,930

WAYNE-295272 (029)/2952 1/2

Notes

9/4/2024 Misc: 2025 GENERAL REVALUATION
10/30/2020 Misc: 2021 GENERAL REVAL

Land Computations

Calculated Acreage	0.37
Actual Frontage	89
Developer Discount	☐
Parcel Acreage	0.37
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	0.37
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	\$11,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,900

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1300 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Patio, Concrete

200

\$1,500

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

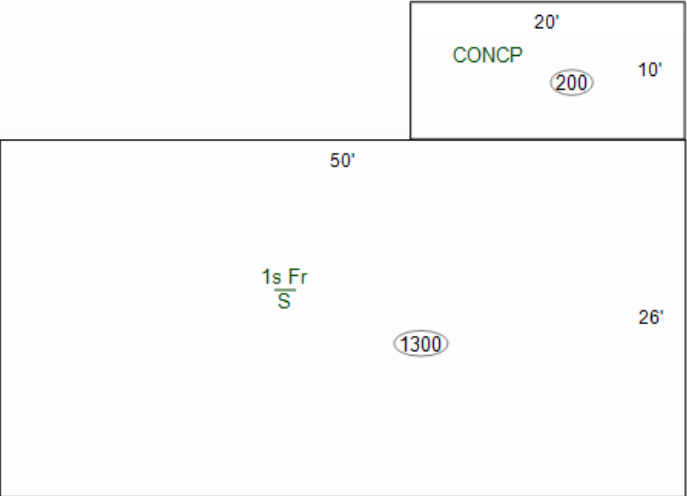
0

Total Rooms

5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1300	1300	\$124,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab		1300	0	\$0
Total Base				\$124,300
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1300
No Elec (-)				\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$128,700
Sub-Total, 1 Units				
Exterior Features (+)				\$1,500
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.85
Replacement Cost				\$105,137

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
1: Residential Dwelling	1	Wood Fr	C-1	1982	1982	43	A			0.85		1,300 sqft	\$105,137	30%	\$73,600	0%	100%	0.800	1.000	100.00