

89-16-33-320-706.000-030

CASTILLO, DULCE

310 N 15TH ST APT #1

520, 2 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-320-706.000-030
Local Parcel Number 46-33-320-706.000-29

Tax ID: 029-43091-00

Routing Number

Property Class 520 RENTAL
2 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) 310 N 15TH ST APT #1 RICHMOND, IN 47374

Zoning ZO01 Residential

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 2029

Ownership

CASTILLO, DULCE
310 N 15TH ST
RICHMOND, IN 47374

Legal

EX 2 1/2 FT S S LOT 563 E S \*TIF\*

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/28/2022 to 10/08/2010.

Notes

9/4/2024 Misc: 2025 GENERAL REVALUATION
10/30/2020 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, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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. Row shows data for F, F, 55, 55x165, 0.98, \$134, \$131, \$7,205, 0%, 1.0000, 100.00, 0.00, 0.00, \$7,210.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.21), Actual Frontage (55), Developer Discount, Parcel Acreage (0.21), 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 (0.21), 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 (\$7,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,200).

Data Source External Only

Collector 08/05/2024 js

Appraiser 09/04/2024 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2313 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
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

**Exterior Features**

Description	Area	Value
Porch, Open Frame	72	\$5,300
Porch, Open Frame	195	\$10,100

**Plumbing**

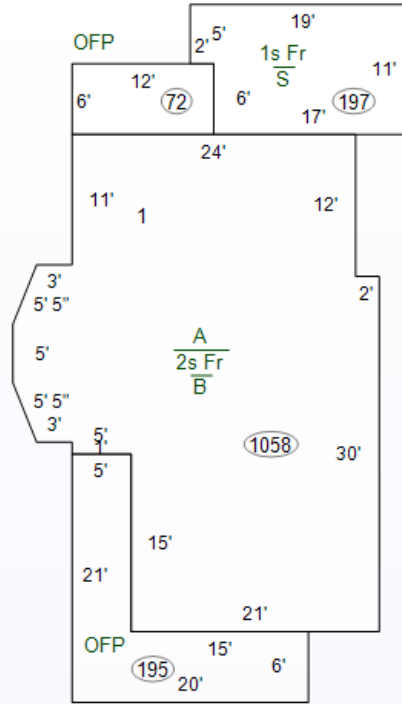
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	2	2
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	10

**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



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1255	1255	\$121,000	
2	1Fr	1058	1058	\$53,700	
3					
4					
1/4					
1/2					
3/4					
Attic		1058	0	\$8,600	
Bsmt		1058	0	\$35,800	
Crawl					
Slab		197	0	\$0	
				<b>Total Base</b>	\$219,100

**Adjustments**

Adjustment	Value
<b>1 Row Type Adj. x 1.00</b>	\$219,100
Unfin Int (-)	\$0
Ex Liv Units (+)	C:1 \$8,800
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$232,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,400	\$247,800
Garages (+) 0 sqft	\$0	\$247,800
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$179,036

**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	2	Wood Fr	D+1	1890	1890	135	F		0.85		4,429 sqft	\$179,036	65%	\$62,660	25%	100%	0.800	1.000	50.00	50.00	0.00	\$37,600