

89-16-33-340-205.000-030

FERRIS, EDWIN D

206 N 15TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-340-205.000-030
Local Parcel Number 46-33-340-205.000-29

Tax ID: 029-05854-00

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 4633340
Location Address (1) 206 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

FERRIS, EDWIN D
206 N 15TH ST
RICHMOND, IN 47374

Legal

N 1/2 LOT 570 ES LOT 569 ES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions for FERRIS, EDWIN D and BARTON, INA, GREG.

Notes

9/4/2024 Misc: 2025 GENERAL REVALUATION
7/12/2024 Misc: 2024:INFORMAL REVIEW FOLLOW UP ON VALUE FOR 2025

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2025 and 2024.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 08/04/2024 js

Appraiser

Nexus

Total Value \$10,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 4276 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, Open Frame	72	\$5,300
Porch, Enclosed Frame	144	\$11,600
Porch, Open Frame	35	\$3,400

Plumbing

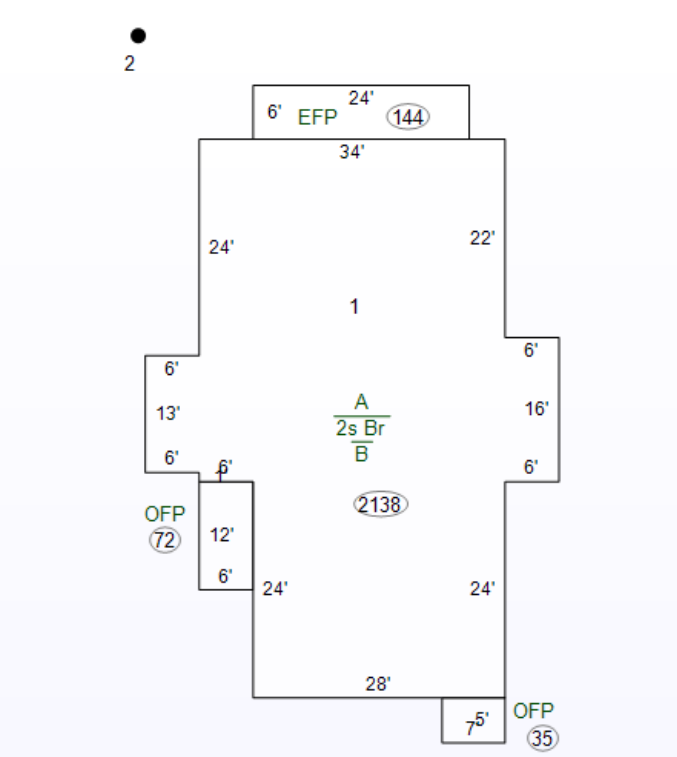
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	2138	2138	\$192,700	
2	7	2138	2138	\$107,900	
3					
4					
1/4					
1/2					
3/4					
Attic		2138	0	\$13,200	
Bsmt		2138	0	\$58,000	
Crawl					
Slab					

Total Base \$371,800

Adjustments 1 Row Type Adj. x 1.00 \$371,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:3 MO:7 \$27,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$403,300

Sub-Total, 1 Units

Exterior Features (+)	\$20,300	\$423,600
Garages (+) 0 sqft	\$0	\$423,600
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$378,063

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	Brick	C+1	1883	1940	85	F			0.85		8,552 sqft	\$378,063	50%	\$189,030	27%	100%	0.800	1.000	100.00	0.00	0.00	\$110,400
2: Gazebo - Ave Quality	1		C	1995	1995	30	A		\$44.91	0.85	\$38.17	10'x10'	\$3,817	50%	\$1,910	0%	100%	0.800	1.000	100.00	0.00	0.00	\$1,500