

89-16-33-430-254.000-030

A.M.S. RENTAL PROPERTY LLC

108 N 19TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952

1/2

General Information

Parcel Number 89-16-33-430-254.000-030
Local Parcel Number 46-33-430-254.000-29

Tax ID: 029-45186-00

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 295273-029 WAYNE-295273 (029)

Section/Plat 4633430

Location Address (1) 108 N 19TH 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

A.M.S. RENTAL PROPERTY LLC
15096 GALLOP LN
FISHERS, IN 46040

Legal

LOT 34 & 3 FT OFF ENT S SIDE LOT 33 C F

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/26/2019 to 01/01/1900.

Notes

7/17/2024 Misc: 2025 GENERAL REVAUATION
10/15/2020 Misc: 2021 GENERAL REVAL
11/6/2019 Misc: 2020- CHANGED 2SFR TO 2SFR/25B/75C PER F/C



Res

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 values for F, F, 51, 51x134, 0.95, \$168, \$160, \$8,160, 0%, 1.0000, 100.00, 0.00, 0.00, \$8,160.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.16), Actual Frontage (51), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$8,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,200).

Data Source External Only

Collector 04/11/2024 js

Appraiser 07/17/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1452 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	88	\$6,300

Plumbing

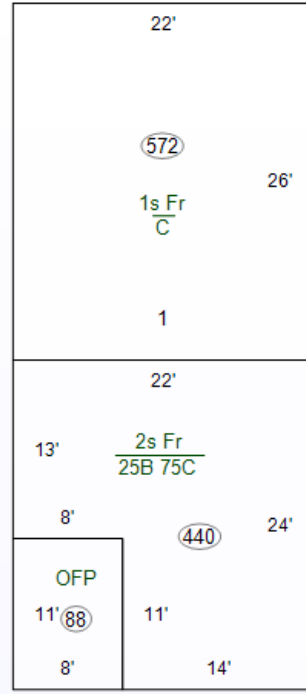
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1012	1012	\$105,300	
2	1Fr	440	440	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		110	0	\$16,400	
Crawl		902	0	\$7,200	
Slab					

Total Base \$161,200

Adjustments 1 Row Type Adj. x 1.00 \$161,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1012 2:440 \$4,700
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$168,300

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$174,600
Garages (+) 0 sqft	\$0	\$174,600
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$126,149

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	1920	1920	105 F		0.85		1,562 sqft	\$126,149	65%	\$44,150	0%	100%	0.830	1.000	100.00	0.00	0.00	\$36,600