

89-18-04-110-627.000-030

VAZQUEZ, VICTOR GARCIA & A

127 S 11TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-04-110-627.000-030
Local Parcel Number 50-04-110-627.000-29

Tax ID: 029-50181-00

Routing Number 5004110-100

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 296356-029 WAYNE-296356 (029)

Section/Plat 5004110

Location Address (1) 127 S 11TH ST 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

VAZQUEZ, VICTOR GARCIA & ALICIA RAMIREZ CHAVEZ H&W 1815 NW C ST RICHMOND, IN 47374

Legal

LOT 47 J R



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/16/2019 VAZQUEZ, VICTOR G and 01/01/1900 KLEBER, GEORGE &

Notes

8/21/2024 Misc: 2025 GENERAL REVALUATION
9/26/2018 Misc: 2019 GENERAL REVALUATION - 520 GR C-, ADD OBSL / DET GAR COND A

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 values for 2022 and 2023.

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 F, F, 50, 50x165, 1.05, \$101, \$106, \$5,300, 0%, 1.0000, 100.00, 0.00, 0.00, \$5,300.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.19), Actual Frontage (50), Developer Discount, Parcel Acreage (0.19), 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 (0.19), 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 (\$5,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,300).

Data Source External Only

Collector 08/12/2024 js

Appraiser 08/21/2024 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2998 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	35	\$3,400
Porch, Open Frame	70	\$5,300
Porch, Open Frame	70	\$2,900

Plumbing

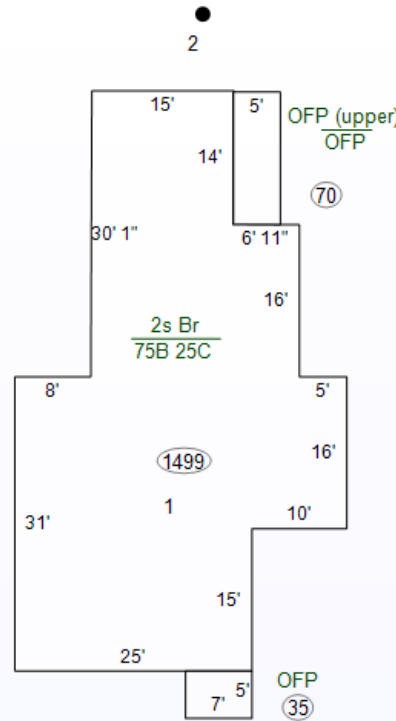
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	6
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1499	1499	\$148,200	
2	7	1499	1499	\$81,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1124	0	\$37,500	
Crawl		375	0	\$4,900	
Slab					

Total Base \$272,300

Adjustments 1 Row Type Adj. x 1.00 \$272,300

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
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 \$281,100

Sub-Total, 1 Units

Exterior Features (+)	\$11,600	\$292,700
Garages (+) 0 sqft	\$0	\$292,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$236,355

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	Brick	C-1	1921	1921	104	F		0.85		4,122 sqft	\$236,355	50%	\$118,180	48%	100%	0.850	1.000	50.00	50.00	0.00	\$52,200
2: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95	A	\$48.82	0.85	\$33.20	20'x20'	\$13,279	50%	\$6,640	0%	100%	0.850	1.000	100.00	0.00	0.00	\$5,600