

89-18-04-130-514.000-030

CASTRO SORTO, MARIO OSIRIS

406 S 11TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-130-514.000-030
Local Parcel Number 50-04-130-514.000-29

Tax ID: 029-03110-00

Routing Number 5004130-068

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 295398-029 WAYNE-295398 (029)
Section/Plat 5004130
Location Address (1) 406 S 11TH ST RICHMOND, IN 47374

Ownership

CASTRO SORTO, MARIO OSIRIS
406 S 11TH ST
RICHMOND, IN 47374

Legal

50 FT LOT 89 B & L 5 FT LOT 90 B & L



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/18/2023 and 01/01/1900.

Notes

8/21/2024 Misc: 2025 GENERAL REVALUATION
8/16/2018 Misc: 2019 GENERAL REVALUATION - REMOVE UTILITY SHED

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 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 data for F F 55 55x157 1.02 \$81 \$83 \$4,565 0% 1.0000 100.00 0.00 0.00 \$4,570.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/12/2024 js

Appraiser 08/21/2024 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (55), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$4,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,600).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1432 sqft
<b>Make</b>	

**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
Stoop, Masonry	160	\$3,800
Canopy, Shed Type	160	\$1,300
Porch, Enclosed Frame	108	\$9,400
Canopy, Roof Extension	32	\$800

**Plumbing**

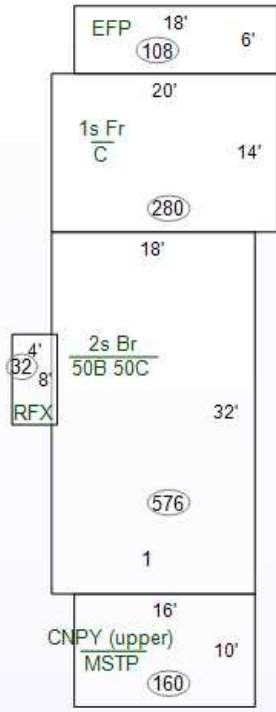
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 94	856	856	\$99,100	
2 7	576	576	\$45,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	288	0	\$19,800	
Crawl	568	0	\$6,200	
Slab				

**Total Base** \$170,800

**Adjustments** 1 Row Type Adj. x 1.00 \$170,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:856 2:576	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$178,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,300	\$193,400
Garages (+) 0 sqft	\$0	\$193,400
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

**Replacement Cost** \$147,951

**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	5/6 Maso	D+2	1920	1920	105	A		0.85		1,720 sqft	\$147,951	50%	\$73,980	0%	100%	0.700	1.000	100.00	0.00	0.00	\$51,800