

89-18-04-140-123.000-030

SWANSON, ERIC R

233 S 15TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-04-140-123.000-030
Local Parcel Number 50-04-140-123.000-29
Tax ID: 029-18063-00
Routing Number 5004140-151
Property Class 510
1 Family Dwell - Platted Lot

Ownership

SWANSON, ERIC R
233 S 15TH ST
RICHMOND, IN 47374

Legal

M & P LOT 48 BLK 2

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/19/2022 to 09/01/2010.

Notes

8/12/2024 Misc: 2025 GENERAL REVALUATION
10/17/2018 Misc: 2019 GENERAL REVALUATION



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294389-029 WAYNE-294389 (029)
Section/Plat 5004140
Location Address (1) 233 S 15TH ST RICHMOND, IN 47374

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 1' X 132', Cl 1' X 132')

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.

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

All

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/01/2024 js

Appraiser 08/12/2024 Nexus

Land Computations

Table with columns: Description, 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 \$11,600.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1940 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	300	\$14,000
Porch, Enclosed Frame	90	\$9,400
Porch, Enclosed Frame	90	\$5,800

Plumbing

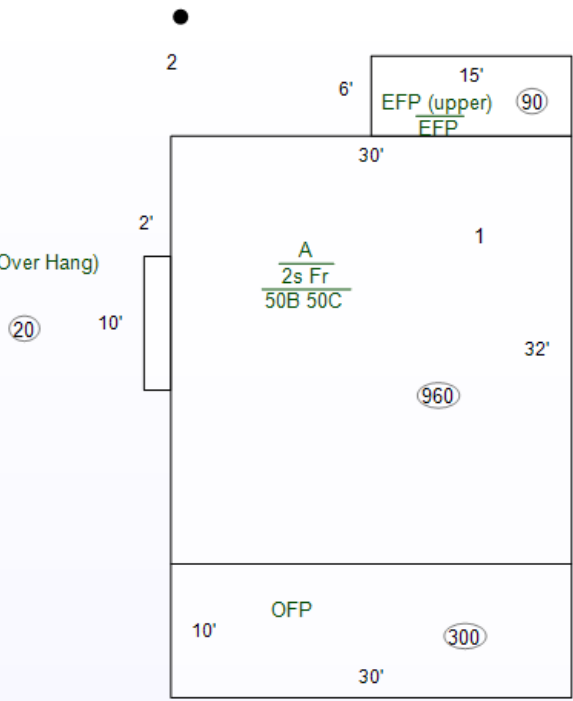
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	\$101,100	
2	1Fr	980	980	\$51,200	
3					
4					
1/4					
1/2					
3/4					
Attic		960	0	\$8,200	
Bsmt		480	0	\$23,400	
Crawl		480	0	\$5,600	
Slab					

	Total Base	
	\$189,500	
Adjustments	1 Row Type Adj. x 1.00	\$189,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	2:980 1:960	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$201,400
Sub-Total, 1 Units		\$201,400
Exterior Features (+)	\$29,200	\$230,600
Garages (+) 0 sqft	\$0	\$230,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$205,811

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	C+1	1900	1995	30	A		0.85		3,380 sqft	\$205,811	24%	\$156,420	0%	100%	1.050	1.000	100.00	0.00	0.00	\$164,200
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75	A	\$44.13	0.85	\$37.51	22'x22'	\$18,155	45%	\$9,990	0%	100%	1.050	1.000	100.00	0.00	0.00	\$10,500