

89-18-04-140-215.000-030

SPECIAL RELATIONS 2 LLC

324 S 15TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/4

General Information

Parcel Number 89-18-04-140-215.000-030
Local Parcel Number 50-04-140-215.000-29

Tax ID: 029-40565-00

Routing Number 5004140-112

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 294389-029 WAYNE-294389 (029)

Section/Plat 5004140

Location Address (2) 324 S 15TH 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

SPECIAL RELATIONS 2 LLC
120 N LASALLE ST STE1450
CHICAGO, IL 60602

Legal

N 1/2 C T P LOT 7 BLK 6 S 1/2 C T P LOT 7 BLK 6



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/17/2020 SPECIAL RELATIONS and 01/01/1900 MEREDITH, THOMAS.

Notes

9/3/2024 Misc: 2025 GENERAL REVALUATION
10/18/2018 Misc: 2019 GENERAL REVALUATION

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, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 1' X 132', CI 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.

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 \$13,500.

Data Source External Only

Collector 08/01/2024 js

Appraiser 09/03/2024 Nexus

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1344 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	112	\$6,300

Plumbing

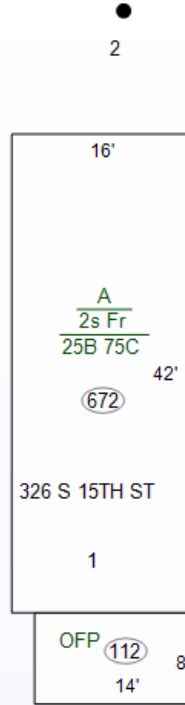
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	672	672	\$78,600	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic		672	0	\$6,900	
Bsmt		168	0	\$17,700	
Crawl		504	0	\$5,700	
Slab					

Total Base \$150,600

Adjustments 2 Row Type Adj. x 0.95 \$143,070

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:672 2:672 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$149,170

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$155,470
Garages (+) 0 sqft	\$0	\$155,470
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$118,935

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+2	1910	1910	115 F		0.85		2,184 sqft	\$118,935	65%	\$41,630	0%	100%	1.050	1.000	100.00	0.00	0.00	\$43,700
2: Detached Garage/Boat H	1	Wood Fr	D	1910	1910	115 P	\$48.82	0.85	\$33.20	20'x20'	\$13,279	75%	\$3,320	0%	100%	1.050	1.000	100.00	0.00	0.00	\$3,500

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Floor Finish

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Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
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Exterior Features

Description	Area	Value
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Plumbing

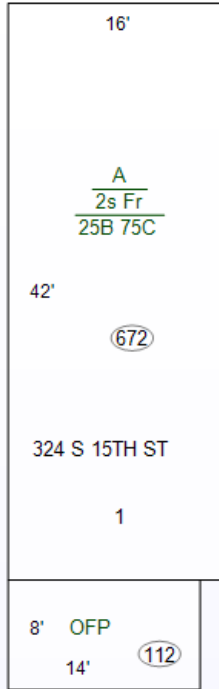
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	672	672	\$78,600	
2 1Fr	672	672	\$41,700	
3				
4				
1/4				
1/2				
3/4				
Attic	672	0	\$6,900	
Bsmt	168	0	\$17,700	
Crawl	504	0	\$5,700	
Slab				

Adjustments	2 Row Type Adj. x 0.95	Total Base	\$150,600
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit	\$143,070
Sub-Total, 1 Units	
Exterior Features (+)	\$6,300 \$149,370
Garages (+) 0 sqft	\$0 \$149,370
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
Replacement Cost	\$114,268

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	Wood Fr	D+2	1910	1910	115	F		0.85			2,184 sqft	\$114,268	65%	\$39,990	0%	100%	1.050	1.000	100.00	0.00	0.00	\$42,000

