

89-18-04-140-825.000-030

HALLORAN, RYAN

405 S 15TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/4

General Information

Parcel Number 89-18-04-140-825.000-030
Local Parcel Number 50-04-140-825.000-29

Tax ID: 029-02981-00

Routing Number 5004140-139

Property Class 520
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 (1)
405 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

HALLORAN, RYAN
405 S 15TH ST
RICHMOND, IN 47374

Legal

N 1/2 & S 1/2 M & P LOT 99 BLK 8



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/17/2009 to 01/01/1900.

Notes

8/12/2024 Misc: 2025 GENERAL REVALUATION
2/23/2016 : 2016: ADJUST SIZE OF WDDK AND REMOVE CONCP PER F/C 02-16-16
1/11/2016 : PTABOA DETERMINATION: (89030080500839) CHANGE GRADE TO C+1; COND TO F; & ADD OBSOL DUE TO APPRAISAL PER PTABOA BOARD ON 10-22-09

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 2025 and 2024.

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. Row shows data for F, F, 42, 42x127, 0.98, \$282, \$276, \$11,592, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,590.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.12), Actual Frontage (42), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$11,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,600).

Data Source External Only

Collector 08/01/2024 js

Appraiser 08/12/2024 Nexus

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1360 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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 Masonry	112	\$6,700
Porch, Enclosed Frame	112	\$9,400
Wood Deck	144	\$3,700

Plumbing

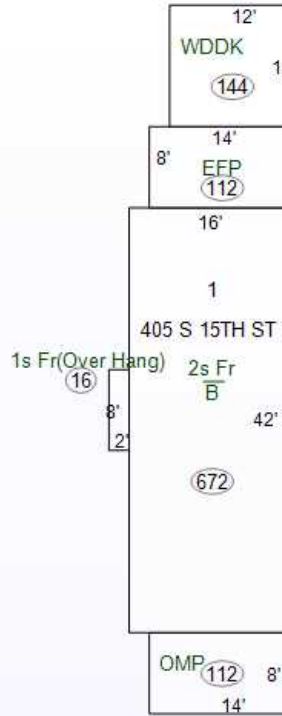
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	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	672	672	\$78,600	
2	1Fr	688	688	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		672	0	\$28,100	
Crawl					
Slab					

Total Base \$149,200

Adjustments 2 Row Type Adj. x 0.95 \$141,740

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:672 2:688 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$147,840

Sub-Total, 1 Units

Exterior Features (+)	\$19,800	\$167,640
Garages (+) 0 sqft	\$0	\$167,640
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$149,619

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	C+1	1925	1925	100	F			0.85		2,032 sqft	\$149,619	50%	\$74,810	65%	100%	1.050	1.000	100.00	0.00	0.00	\$27,500

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