

General Information

Parcel Number
89-18-04-410-510.000-030

Local Parcel Number
50-04-410-510.000-29

Tax ID:
029-43539-00

Routing Number
5004410-012

Ownership

DOUBLE G PROPERTIES LLC
PO BOX 566
EATON, OH 45320

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/25/2021	DOUBLE G PROPERT	2021006466	WD	/	\$82,000	I
07/29/2014	WEATHERLY, ANDRE	2014005309	WD	/	\$58,000	I
05/27/2014	RYAN, SANDRA LOUI	2014003673	PR	/	\$0	I
02/03/2012	RYAN, MICHAEL	2012000805	QC	/	\$0	I
02/03/2012	RYAN, MICHAEL & S	2012000804	PR	/	\$0	I
01/01/1900	RYAN, LEO W & CAT	2012000804	PR	/		I

Notes

12/20/2022 Misc: 2023 GENERAL REVALUATION

Legal

LOT 26 OAKLAND PLAGE 2ND



Property Class 510 RENTAL
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 294383-029
WAYNE-294383 (029)

Section/Plat
5004410

Location Address (1)
715 S 16TH ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	Inf
03/20/2025	As Of Date	04/22/2025	04/17/2024	04/26/2023	04/20/2023	08/04/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$20,600	Land	\$20,600	\$17,600	\$15,400	\$15,400	\$15,000
\$20,600	Land Res (1)	\$20,600	\$17,600	\$15,400	\$15,400	\$15,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$91,700	Improvement	\$91,700	\$59,800	\$59,800	\$71,700	\$60,200
\$91,700	Imp Res (1)	\$91,700	\$59,800	\$59,800	\$71,700	\$60,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$112,300	Total	\$112,300	\$77,400	\$75,200	\$87,100	\$75,200
\$112,300	Total Res (1)	\$112,300	\$77,400	\$75,200	\$87,100	\$75,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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
F	F		75	75x133	1.00	\$275	\$275	\$20,625	0%	1.0000	100.00	0.00	0.00	\$20,630

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 11/29/2022 bb

Appraiser 12/20/2022 Nexus

Land Computations

Calculated Acreage	0.23
Actual Frontage	75
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$20,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,600

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1152 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input 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
Wood Deck	320	\$6,700
Stoop, Masonry	32	\$1,800
Canopy, Roof Extension	32	\$800
Patio, Concrete	80	\$600

Plumbing

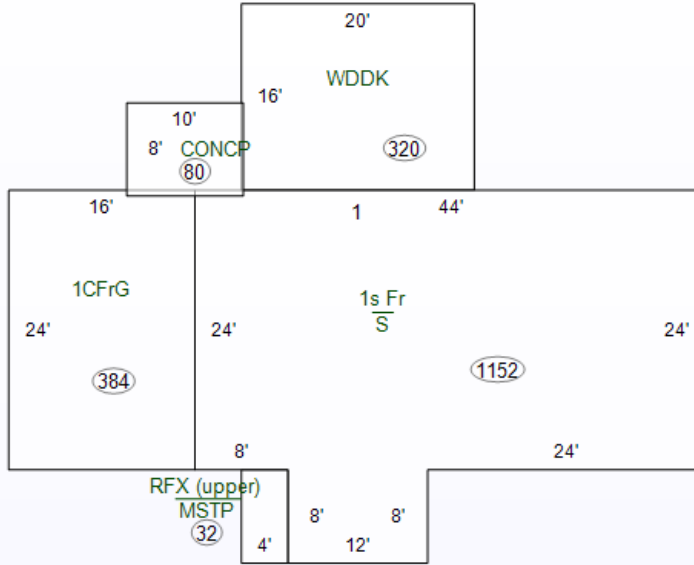
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1152	1152	\$114,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1152	0	\$0	
Total Base			\$114,600	

Adjustments

1 Row Type Adj. x 1.00	\$114,600
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1152 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$125,100

Sub-Total, 1 Units

Exterior Features (+)	\$9,900	\$135,000
Garages (+) 384 sqft	\$17,600	\$152,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$123,225

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	1	Wood Fr	C-1	1958	1965	60	A			0.85		1,152 sqft	\$123,225	40%	\$73,930	0%	100%	1.240	1.000	100.00	0.00	0.00	\$91,700