

89-18-05-240-532.000-030

CASEBOLT, STEVEN W INC

604 S E ST

401, 4 to 19 Family Apartments

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-05-240-532.000-030
Local Parcel Number 50-05-240-532.000-29

Tax ID: 029-18816-00

Routing Number

Property Class 401 RENTAL
4 to 19 Family Apartments

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 295392-029 WAYNE-295392 (029)

Section/Plat 5005240

Location Address (1) 604 S E ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model Apartment 401

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 2028

Ownership

CASEBOLT, STEVEN W INC
3608 EAGLE TRACE
RICHMOND, IN 47374

Legal

29.38 X 33.38 E END LOT 4 A H 4 FT E SIDE LOT
4 AH LOT 3 AH

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/23/2018 to 01/01/1900.

Notes

8/15/2024 Appeal: 24PAY25 APPEAL: RENTAL; INCOME MODEL ADJ -BB/NEXUS
9/23/2019 Misc: 2020 GENERAL REVAL
10/1/2018 Misc: 2019 GENERAL REVALUATION CHECKED THE MIXED USE AND INCOME PRODUCING BOX PER BRAD /NEXUS



Commercial

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation details for 2025 and 2024.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' 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, 83, 83x93, 0.86, \$208, \$179, \$14,857, 0%, 1.0000, 0.00, 100.00, 0.00, \$14,860.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.18), Actual Frontage (83), Developer Discount, Parcel Acreage (0.18), 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 (0.18), 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 (\$0), CAP 2 Value (\$14,900), CAP 3 Value (\$0), Total Value (\$14,900).

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 4998 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	60	\$4,300
Stoop, Masonry	174	\$4,100
Canopy, Roof Extension	174	\$2,400
Porch, Open Frame	56	\$4,300

Plumbing

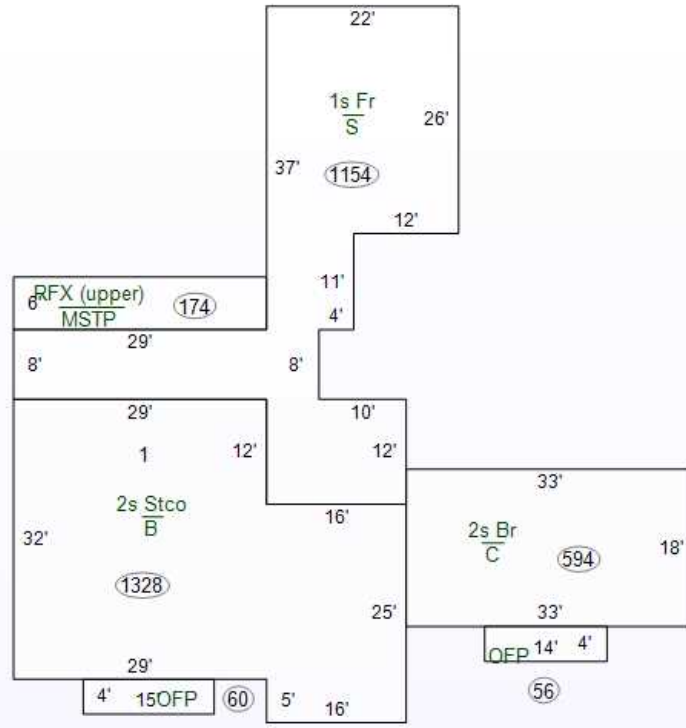
	#	TF
Full Bath	4	12
Half Bath	0	0
Kitchen Sinks	4	4
Water Heaters	2	2
Add Fixtures	0	0
Total	10	18

Accommodations

Bedrooms	10
Living Rooms	6
Dining Rooms	0
Family Rooms	0
Total Rooms	22

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	3076	3076	\$243,800	
2 92	1922	1922	\$88,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1328	0	\$41,900	
Crawl	594	0	\$6,300	
Slab	1154	0	\$0	
Total Base			\$380,900	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)	C:6	\$52,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	18 - 35 = -17 x \$0	(\$13,600)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$420,100
Sub-Total, 1 Units		
Exterior Features (+)	\$15,100	\$435,200
Garages (+) 0 sqft	\$0	\$435,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$314,432

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	1/6 Maso	D+1	1930	1930	95	F			0.85		6,326 sqft	\$314,432	65%	\$110,050	0%	100%	0.930	1.000	0.00	100.00	0.00	\$102,300