

89-18-05-440-319.000-030

RIOS VELAZQUEZ, ANTONIO

907 S 7TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-440-319.000-030
Local Parcel Number 50-05-440-319.000-29

Tax ID: 029-15575-00

Routing Number

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 296356-029 WAYNE-296356 (029)

Section/Plat 5005440

Location Address (1) 907 S 7TH ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

RIOS VELAZQUEZ, ANTONIO
2423 RAVENWOOD AVE
DAYTON, OH 45406

Legal

S & R SUB DIV LOT 4 P & H

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/14/2025 to 01/01/1900.

Notes

9/22/2023 Misc: 2024 GENERAL REVALUATION
10/9/2019 Misc: 2020 GENERAL REVAL



Res

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 years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 F, F, 45, 45x130, 0.94, \$101, \$95, \$4,275, 0%, 1.0000, 100.00, 0.00, 0.00, \$4,280.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.13), Actual Frontage (45), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$4,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,300).

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/22/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1632 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	140	\$8,300
Stoop, Masonry	180	\$4,100

Plumbing

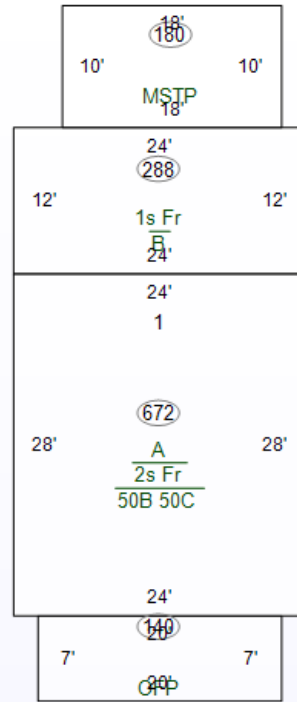
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	\$101,100	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic		672	0	\$6,900	
Bsmt		624	0	\$27,100	
Crawl		336	0	\$4,600	
Slab					

Total Base	\$181,400
Adjustments	1 Row Type Adj. x 1.00
Total	\$181,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$184,600
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Sub-Total, 1 Units	\$184,600
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Exterior Features (+)	\$12,400	\$197,000
Garages (+) 0 sqft	\$0	\$197,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$159,078

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	1920	1920	105	P			0.85		2,928 sqft	\$159,078	65%	\$55,680	0%	100%	0.850	1.000	100.00	0.00	0.00	\$47,300