

89-18-06-310-212.000-030

THOMAS, ANDREW R

630 SW 15TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-293418 (029)/2934

1/2

General Information

Parcel Number 89-18-06-310-212.000-030
Local Parcel Number 50-06-310-212.000-29

Tax ID: 029-03231-00

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 293418-029 WAYNE-293418 (029)

Section/Plat 5006310

Location Address (1) 630 SW 15TH ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Low Flood Hazard

Public Utilities ERA All

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

THOMAS, ANDREW R
630 SW 15TH ST
RICHMOND, IN 47374

Legal

LOT 5 HIDDEN VALLEY EAST SUB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/06/2023 to 01/01/1900.

Notes

9/18/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with columns: Year (2025-2022), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.21), Actual Frontage (78), Developer Discount, Parcel Acreage (0.21), 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 (0.21), 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 (\$28,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$28,000).

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 1: F, F, 78, 78x118, 0.89, \$403, \$359, \$28,002, 0%, 1.0000, 100.00, 0.00, 0.00, \$28,000.

Data Source External Only

Collector 07/24/2023 js

Appraiser 08/01/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1232 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
Wood Deck	275	\$5,900
Porch, Open Frame	153	\$8,300
Patio, Concrete	392	\$2,900

**Plumbing**

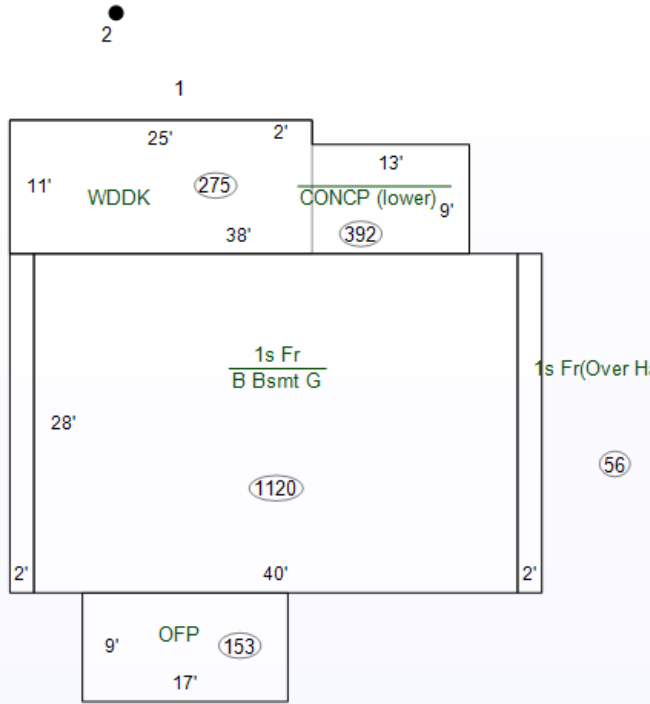
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1 (Over Hang)
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air (56)



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1232	1232	\$119,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1120	0	\$37,500	
Crawl				
Slab				

**Total Base** \$156,900

**Adjustments** 1 Row Type Adj. x 1.00 \$156,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:500	\$13,100
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$172,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$17,100	\$189,500
Garages (+) 450 sqft	\$4,900	\$194,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$165,240

**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	1	Wood Fr	C	1978	1978	47	A		0.85		2,352 sqft	\$165,240	35%	\$107,410	0%	100%	1.180	1.000	100.00	0.00	0.00	\$126,700
2: Utility Shed	1	SV	D	1990	1990	35	F		0.85		8'x18'		70%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0