

89-18-08-230-111.000-030

CASIANO MENDEZ, JOSE JUAN

1541 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information	
Parcel Number	89-18-08-230-111.000-030
Local Parcel Number	50-08-230-111.000-29
Tax ID:	029-40172-00
Routing Number	

Ownership	
CASIANO MENDEZ, JOSE JUAN & LI GARCIA H&W	
1541 S 6TH ST	
RICHMOND, IN 47374	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
08/29/2024	CASIANO MENDEZ, J	2024005983	QC	/	\$40,000	I	
12/27/2022	RIVERA, CIRO T	2022012289	QC	/	\$40,000	I	
10/26/2010	ROBERTS, AARON E	2010008307	WD	/	\$0	I	
09/01/2010	ROBERTS, AARON E	2010006486	WD	/	\$500	I	
04/26/2010	CASEBOLT, STEVEN	2010002802	SH	/	\$293	I	
01/01/1900	PATTON, AMY DENIS	2010002802	SH	/	\$293	I	

Notes	
8/8/2023 Misc:	2024 GENERAL REVALUATION
10/23/2019 Misc:	2020 GENERAL REVAL

Property Class 510 RENTAL  
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County	WAYNE
Township	WAYNE TOWNSHIP
District 030 (Local 029)	RICHMOND CITY -WAYNE TWP
School Corp 8385	RICHMOND COMMUNITY
Neighborhood 295379-029	WAYNE-295379 (029)
Section/Plat	5008230
Location Address (1)	1541 S 6TH 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	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
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 type="checkbox"/>	<input type="checkbox"/>
<b>\$5,200</b>	<b>Land</b>	<b>\$5,200</b>	<b>\$4,400</b>	<b>\$3,900</b>	<b>\$3,900</b>	<b>\$3,900</b>
\$5,200	Land Res (1)	\$5,200	\$4,400	\$3,900	\$3,900	\$3,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$43,600</b>	<b>Improvement</b>	<b>\$43,600</b>	<b>\$37,300</b>	<b>\$35,400</b>	<b>\$35,400</b>	<b>\$12,600</b>
\$43,600	Imp Res (1)	\$43,600	\$37,300	\$35,400	\$35,400	\$12,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$48,800</b>	<b>Total</b>	<b>\$48,800</b>	<b>\$41,700</b>	<b>\$39,300</b>	<b>\$39,300</b>	<b>\$16,500</b>
\$48,800	Total Res (1)	\$48,800	\$41,700	\$39,300	\$39,300	\$16,500
\$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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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		39	39x130	0.94	\$141	\$133	\$5,187	0%	1.0000	100.00	0.00	0.00	\$5,190

Zoning	ZO01 Residential
Subdivision	

Lot

Market Model  
N/A

Characteristics

Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 06/21/2023 js

Appraiser 08/08/2023 Nexus

Land Computations

Calculated Acreage	0.12
Actual Frontage	39
Developer Discount	<input type="checkbox"/>
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	\$5,200
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$5,200</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 918 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	72	\$5,300
Patio, Concrete	182	\$1,300

**Plumbing**

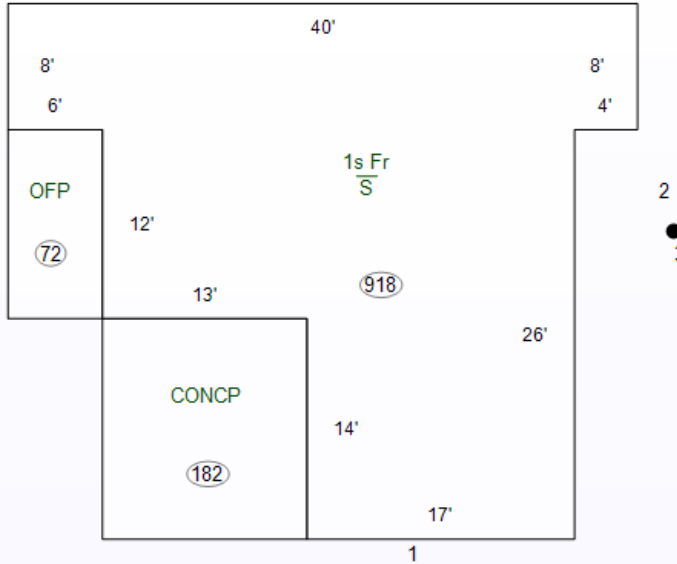
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	918	918	\$99,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		918	0	\$0	

**Total Base** \$99,000

**Adjustments** 1 Row Type Adj. x 1.00 \$99,000

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

**Sub-Total, One Unit** \$99,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,600	\$105,600
Garages (+) 0 sqft	\$0	\$105,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$80,784</b>

**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	D+2	1940	1975	50	A		0.85		918 sqft	\$80,784	40%	\$48,470	0%	100%	0.900	1.000	100.00	0.00	0.00	\$43,600
2: Porch (free standing)	1	SV	C	2020	2020	5	A		0.85		4'x10'		4%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	C	2020	2020	5	A		0.85		10'x16'		20%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0