

89-18-09-110-210.000-030

2019 CASTLE LLC

1109 PARRY ST

510, 1 Family Dwell - Platted Lot

WAYNE-295433 (029)/2954

1/2

General Information	
Parcel Number	89-18-09-110-210.000-030
Local Parcel Number	50-09-110-210.000-29
Tax ID:	029-07871-00
Routing Number	

Ownership	
2019 CASTLE LLC	120 BLOOMINGDALE RD STE 304 WHITE PLAINS, NY 10605
Legal	
GREENWOOD LOT 35 M P	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
05/13/2022	2019 CASTLE LLC	2022004831	QC	/			I
06/28/2019	2019 CASTLE LLC	2019004912	SW	/	\$10,850		I
04/04/2019	2019 CASTLE LLC	2019002562	SW	/	\$2,900		I
08/20/2015	US BANK NATIONAL	2015006991	SH	/	\$23,100		I
01/01/1900	GREGORY, DONALD	2015006991	SH	/	\$23,100		I

Notes	
10/19/2022	Misc: 2023 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 295433-029	WAYNE-295433 (029)
Section/Plat	5009110
Location Address (1)	1109 PARRY 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	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
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>\$5,000</b>	<b>Land</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
\$5,000	Land Res (1)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$14,000</b>	<b>Improvement</b>	<b>\$14,000</b>	<b>\$14,000</b>	<b>\$14,000</b>	<b>\$14,000</b>	<b>\$14,000</b>
\$14,000	Imp Res (1)	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$19,000</b>	<b>Total</b>	<b>\$19,000</b>	<b>\$19,000</b>	<b>\$19,000</b>	<b>\$19,000</b>	<b>\$19,000</b>
\$19,000	Total Res (1)	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000
\$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')

Zoning	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		40	40x120	0.96	\$175	\$168	\$6,720	0%	1.0000	100.00	0.00	0.00	\$6,720

Subdivision	
Lot	
Market Model	
N/A	

Characteristics	
Topography Level	Flood Hazard <input type="checkbox"/>
Public Utilities All	ERA <input type="checkbox"/>
Streets or Roads Paved	TIF <input type="checkbox"/>
Neighborhood Life Cycle Stage	Static

Land Computations	
Calculated Acreage	0.11
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$6,700
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$6,700</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1392 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, Enclosed Frame	112	\$9,400
Porch, Open Frame	90	\$6,300
Wood Deck	192	\$4,600

**Plumbing**

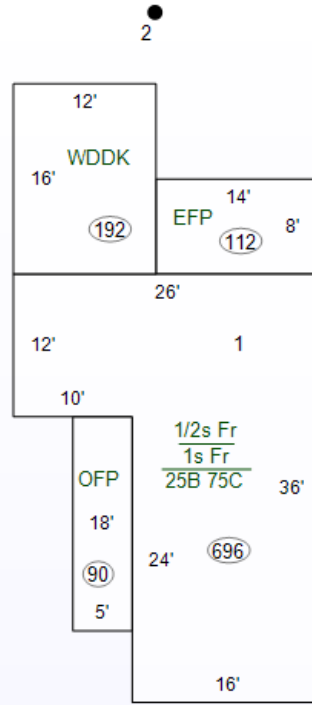
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	696	696	\$80,600	
2					
3					
4					
1/4					
1/2	1Fr	696	696	\$33,100	
3/4					
Attic					
Bsmt		174	0	\$17,700	
Crawl		522	0	\$5,900	
Slab					

	Total Base	Value
	\$137,300	\$137,300
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$137,300</b>
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
<b>Sub-Total, One Unit</b>		<b>\$137,300</b>
<b>Sub-Total, 1 Units</b>		<b>\$137,300</b>
Exterior Features (+)	\$20,300	\$157,600
Garages (+) 0 sqft	\$0	\$157,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$113,866</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 1/2	Wood Fr	D+1	1920	1920	105	A		0.85		1,566 sqft	\$113,866	50%	\$56,930	0%	100%	1.000	1.000	100.00	0.00	0.00	\$56,900
2: Utility Shed	1	SV	D	1999	1999	26	A		0.85		10'x12'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$0