

General Information

Parcel Number
89-18-15-100-101.021-029

Local Parcel Number
50-15-100-101.210-16

Tax ID:
016-01307-21

Routing Number
5015100-021

Ownership

SARACINO, VITO & COURTNEY
2515 INVERNESS PT
RICHMOND, IN 47374

Legal

LOT 21 FOREST GLEN ESTATES SEC 2

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/10/2025	SARACINO, VITO & C	2025000831	WD	/	\$880,000	I
12/12/2016	CATE, RYAN & REBE	2016009925	WD	/	\$550,000	I
12/12/2016	CATE, RYAN & REBE	2016009925	WD	/		I
07/15/2010	LINDAHL, JEREMY &	2010005073	WD	/	\$600,000	V
01/01/1900	HARVEY, FRED R &	2010005073	WD	/	\$600,000	I

Notes

12/13/2022 Misc: 2023: GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 029 (Local 016)
WAYNE TOWNSHIP - SANITARY

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 152156-016
WAYNE-152156 (016)

Section/Plat
5015100

Location Address (1)
2515 INVERNESS PT
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
02/25/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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"/>
\$70,400	Land	\$70,400	\$59,700	\$52,400	\$52,400	\$52,400
\$69,900	Land Res (1)	\$69,900	\$59,300	\$52,000	\$52,000	\$52,000
\$500	Land Non Res (2)	\$500	\$400	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$400	\$400	\$400
\$672,700	Improvement	\$672,700	\$597,300	\$532,700	\$534,500	\$493,200
\$672,700	Imp Res (1)	\$672,700	\$597,300	\$519,500	\$521,200	\$478,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$13,200	\$13,300	\$14,600
\$743,100	Total	\$743,100	\$657,000	\$585,100	\$586,900	\$545,600
\$742,600	Total Res (1)	\$742,600	\$656,600	\$571,500	\$573,200	\$530,600
\$500	Total Non Res (2)	\$500	\$400	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$13,600	\$13,700	\$15,000

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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
9	A		0	1.000000	1.00	\$69,900	\$69,900	\$69,900	0%	1.0000	100.00	0.00	0.00	\$69,900
91	A		0	0.0390000	1.00	\$13,400	\$13,400	\$523	0%	1.0000	0.00	100.00	0.00	\$520
82	A	GE	0	0.115000	1.02	\$2,390	\$2,438	\$280	-100%	1.0000	0.00	100.00	0.00	\$00

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 11/02/2022 jh

Appraiser 11/17/2022 Nexus

Land Computations

Calculated Acreage	1.15
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.15
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.04
Total Acres Farmland	0.00
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	\$69,900
91/92 Value	\$500
Supp. Page Land Value	
CAP 1 Value	\$69,900
CAP 2 Value	\$500
CAP 3 Value	\$0
Total Value	\$70,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 5160 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	262	\$12,000
Patio, Concrete	170	\$1,300
Porch, Open Frame	170	\$9,200
Porch, Open Frame	489	\$20,300
Patio, Concrete (Terraced)	250	\$3,000

Plumbing

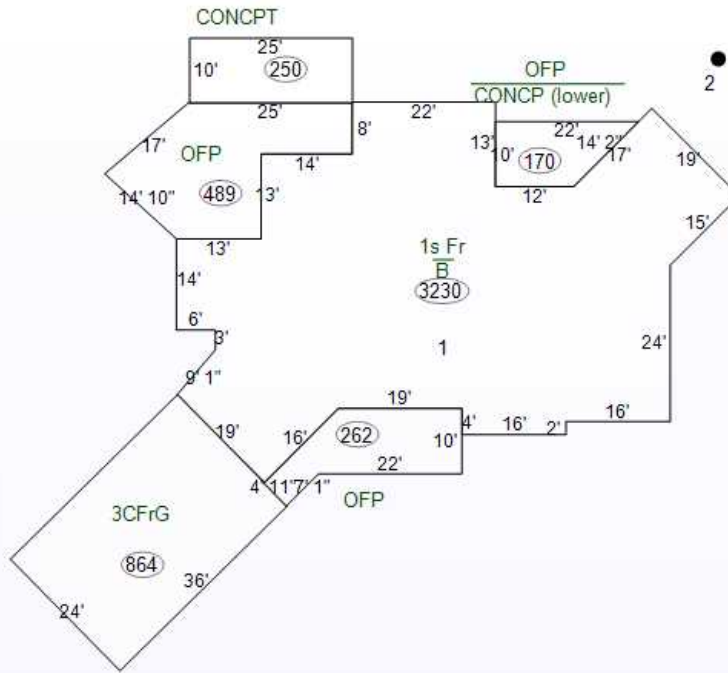
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	2
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Whirl Pool (2)	1	\$6,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	3230	3230	\$251,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		3230	1930	\$147,700	
Crawl					
Slab					

Total Base \$398,700

Adjustments 1 Row Type Adj. x 1.00 \$398,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:3230	\$9,900
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$6,700
Elevator (+)		\$0

Sub-Total, One Unit \$420,100

Sub-Total, 1 Units

Exterior Features (+)	\$45,800	\$465,900
Garages (+) 864 sqft	\$31,900	\$497,800
Quality and Design Factor (Grade)	1.50	
Location Multiplier	0.85	

Replacement Cost \$634,695

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	A-1	2006	2006	19	A		0.85		6,460 sqft	\$634,695	16%	\$533,140	0%	100%	1.240	1.000	100.00	0.00	0.00	\$661,100
2: Swimming Pool (R)	1		C	2007	2007	18	A	\$53.13	0.85	\$50.70	20'x40'	\$41,536	55%	\$18,690	50%	100%	1.240	1.000	100.00	0.00	0.00	\$11,600