

89-18-16-000-201.006-030

DELTA HOUSING 12X LLC

1635 RILEY HILLS DR

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933

1/2

General Information

Parcel Number 89-18-16-000-201.006-030
Local Parcel Number 50-16-000-201.060-29

Tax ID: 029-01274-06

Routing Number 5016000-002

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 293353-029 WAYNE-293353 (029)

Section/Plat 5016000

Location Address (1) 1635 RILEY HILLS DR RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

DELTA HOUSING 12X LLC
1013 SUSSEX TPKE
RANDOLPH, NJ 07869

Legal

LOT 7 ROAMING HILLS SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/14/2021 to 01/01/1900.

Notes

11/23/2022 Misc: 2023 GENERAL REVAL
1/3/2022 Misc: 2022: NEW CONSTRUCTION 100% COMPLETE



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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 11/08/2022 jh

Appraiser 11/23/2022 Nexus

Total Value \$28,100

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	Modern
Finished Area	2076 sqft
Make	

**Floor Finish**

<input checked="" type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	90	\$6,300

**Plumbing**

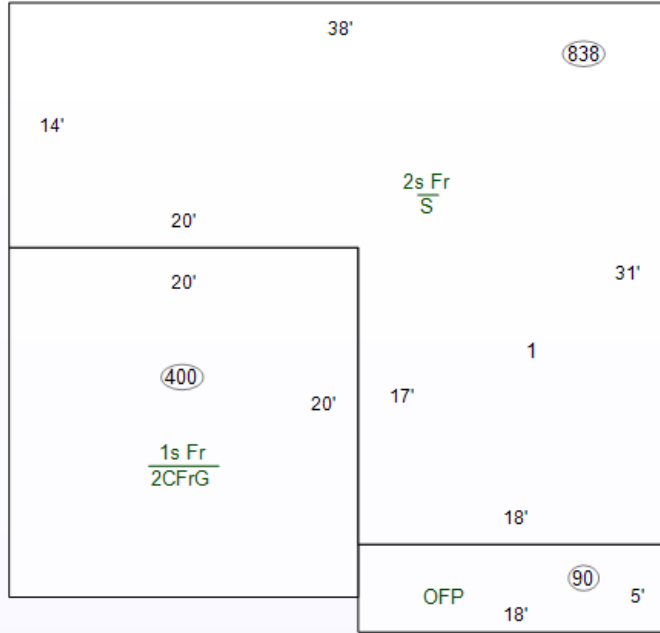
#	TF	
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>6</b>	<b>11</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	838	838	\$92,700	
2	1Fr	1238	1238	\$60,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		838	0	\$0	

**Total Base** \$153,200

**Adjustments** 1 Row Type Adj. x 1.00 \$153,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:838 2:1238 \$7,400
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$165,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,300	\$171,700
Garages (+) 400 sqft	\$17,600	\$189,300
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

**Replacement Cost** \$176,996

**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: Single-Family	2	Wood Fr	C+2	2021	2021	4	A		0.85		2,076 sqft	\$176,996	3%	\$171,690	0%	100%	1.300	1.000	100.00	0.00	0.00	\$223,200