

89-18-16-000-201.009-030

DELTA HOUSING 12X LLC

1647 RILEY HILLS DR

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933

1/2

General Information

Parcel Number 89-18-16-000-201.009-030
Local Parcel Number 50-16-000-201.090-29

Tax ID: 029-01274-09

Routing Number 5016000-005

Property Class 510
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)
1647 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 23 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
1/14/2022 Misc: 2022: DWELLING 100% COMPLETE PER F./C ON 01-3-22



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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 \$30,100

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	2116 sqft
Make	

Floor Finish

<input checked="" type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input 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	32	\$3,400
Stoop, Masonry	9	\$1,800

Plumbing

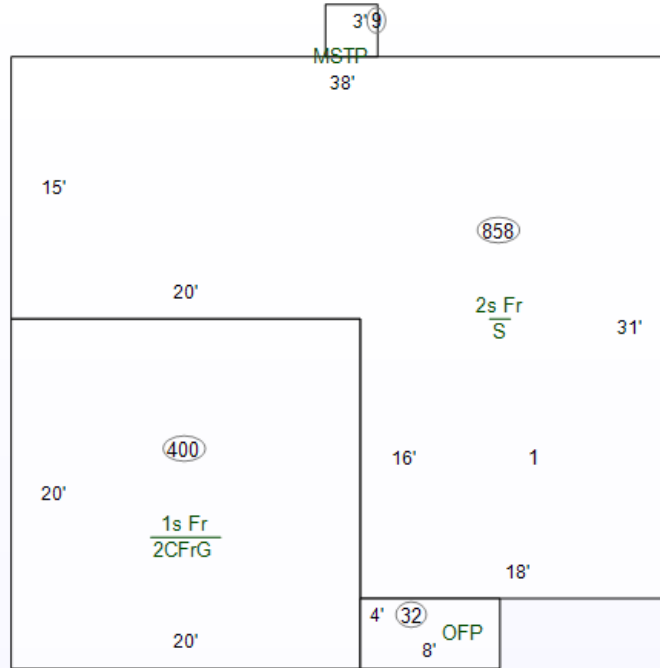
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	858	858	\$92,700	
2	1Fr	1258	1258	\$60,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		858	0	\$0	
				Total Base	\$153,200

Adjustments

Adjustment	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:858 2:1258	\$7,000
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$165,000
Sub-Total, 1 Units		

Exterior Features (+)	\$5,200	\$170,200
Garages (+) 400 sqft	\$17,600	\$187,800
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$175,593

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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		2,116 sqft	\$175,593	3%	\$170,330	0%	100%	1.300	1.000	100.00	0.00	0.00	\$221,400