

89-18-16-120-108.000-030

LEWIS, SCOTT R & LISA R

1518 RILEY HILLS DR

510, 1 Family Dwell - Platted Lot

WAYNE-295435 (029)/2954

1/2

General Information

Parcel Number 89-18-16-120-108.000-030
Local Parcel Number 50-16-120-108.000-29

Tax ID: 029-45850-00

Routing Number 5016120-010

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 295435-029
WAYNE-295435 (029)

Section/Plat 5016120

Location Address (1)
1518 RILEY HILLS DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

LEWIS, SCOTT R & LISA R
1518 RILEY HILLS DR
RICHMOND, IN 47374

Legal

LOT 8 RILEY HILLS SUB 1ST ADDN PT LOTS 18 & 19 CTP 1ST ADDN TO SOUTH RICHMOND 0.112A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for Land, Improvement, and Total.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

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Review Group 2027

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I. Rows include dates from 07/06/2018 to 01/01/1900.

Res

Notes

11/21/2022 Misc: 2023 GENERAL REVAL

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

Data Source External Only Collector 11/08/2022 jh Appraiser 11/21/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1694 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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	104	\$6,300
Wood Deck	364	\$7,500

Plumbing

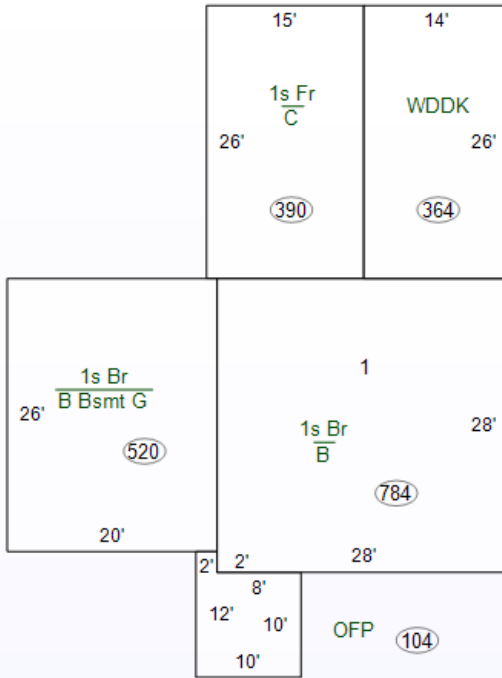
#	TF
Full Bath	3
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



4
3

2

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1694	1694	\$159,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1304	0	\$41,500	
Crawl		390	0	\$5,100	
Slab					

Total Base	\$206,500
Adjustments	1 Row Type Adj. x 1.00
Total	\$206,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$215,800
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Sub-Total, 1 Units	
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Exterior Features (+)	\$13,800	\$229,600
Garages (+) 520 sqft	\$5,100	\$234,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	

Replacement Cost	\$199,495
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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	5/6 Maso	C	1964	1972	53	G		0.85		2,998 sqft	\$199,495	35%	\$129,670	0%	100%	0.980	1.000	100.00	0.00	0.00	\$127,100
2: Barn, Bank & Flat (T2)	1		C	2024	2024	1	A	\$40.62	0.85		24' x 40' x 16'	\$33,148	5%	\$31,490	0%	100%	0.980	1.000	0.00	0.00	100.00	\$30,900
3: Utility Shed	1	SV	D	2002	2002	23	A		0.85		8'x12'		55%		0%	100%	0.980	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	2002	2002	23	A		0.85		10'x12'		55%		0%	100%	0.980	1.000	100.00	0.00	0.00	\$0