

89-10-27-110-312.000-005

GRIFFIN, FREDERICK O & DIAN

408 VIRGINIA AVE

510, 1 Family Dwell - Platted Lot

CENTER-944028 (004)/9440

General Information

Parcel Number 89-10-27-110-312.000-005

Local Parcel Number 31-27-110-312.000-04

Tax ID: 004-00249-00

Routing Number

Property Class 510 RENTAL 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004) CENTER TOWNSHIP - SANITARY

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 944028-004 CENTER-944028 (004)

Section/Plat 3127110

Location Address (1) 408 VIRGINIA AVE RICHMOND, IN 47374

Zoning ZO01 Residential

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 Tuesday, April 29, 2025

Review Group 2027

Ownership

GRIFFIN, FREDERICK O & DIANA LE 312 E SCHOOL ST CENTERVILLE, IN 47330

Legal

LOT 257 WOODLAWN VILLAGE

Transfer of Ownership

Date 01/01/1900 Owner GRIFFIN, FREDERIC Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/12/2022 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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.

Land Computations

Table listing land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value (\$14,500).

Data Source External Only

Collector 08/16/2022 rc

Appraiser 10/12/2022 Nexus

Total Value \$14,500

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1984 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	120	\$10,600

**Plumbing**

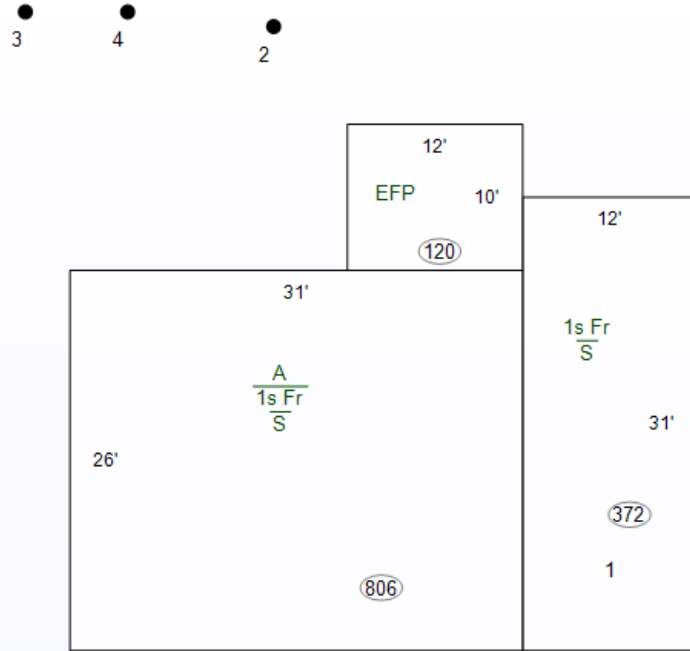
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>7</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	1178	1178	\$116,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		806	806	\$19,800	
Bsmt					
Crawl					
Slab		1178	0	\$0	
				<b>Total Base</b>	<b>\$136,000</b>

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		<b>\$136,000</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>\$136,000</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,600	\$146,600
Garages (+) 0 sqft	\$0	\$146,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$124,610</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	Wood Fr	C	1964	1964	61	A		0.85		1,984 sqft	\$124,610	42%	\$72,270	0%	100%	1.230	1.000	100.00	0.00	0.00	\$88,900
2: Canopy (free standing)	1	SV	D	1970	1970	55	A		0.85		12'x12'		45%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	1970	1970	55	A		0.85		10'x12'		65%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	1970	1970	55	A		0.85		12'x16'		65%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0