

General Information

Parcel Number 89-15-36-430-212.000-030
Local Parcel Number 48-36-430-212.000-29

Tax ID: 029-07721-00

Routing Number 4836430-023

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 294303-029
WAYNE-294303 (029)

Section/Plat 4836430

Location Address (1)
2420 NW A ST
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 Tuesday, April 29, 2025

Review Group 2030

Ownership

BOWEN, ALFRED E JR
2420 NW A ST
RICHMOND, IN 47374

Legal

LOT 19 COMMONS WESTVIEW 1ST SUB



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/19/2007 BOWEN, ALFRED E J and 01/01/1900 DE HAVEN, THOMAS.

Notes

12/1/2021 Misc: 2022: GENERAL REVALUATION

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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 (0.23), Actual Frontage (91), Developer Discount, Parcel Acreage (0.23), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.23), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$26,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,400).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1328 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
Patio, Concrete	180	\$1,300
Porch, Enclosed Frame	200	\$13,800
Patio, Concrete	80	\$600

**Plumbing**

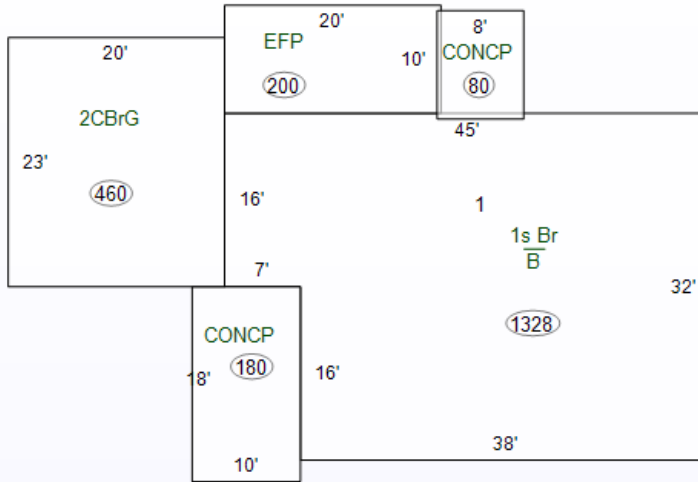
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1328	1328	\$138,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1328	0	\$41,900	
Crawl				
Slab				

**Total Base** \$180,300

**Adjustments** 1 Row Type Adj. x 1.00 \$180,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:144	\$2,100
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1328	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$192,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,700	\$208,600
Garages (+) 460 sqft	\$19,400	\$228,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$203,490

**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	Brick	C+1	1961	1961	64	A		0.85		2,656 sqft	\$203,490	42%	\$118,020	0%	100%	1.160	1.000	100.00	0.00	0.00	\$136,900