

89-16-16-100-708.000-029

OWENS, ROBERT

2915 WESTVIEW DR

510, 1 Family Dwell - Platted Lot

WAYNE-164179 (016)/1641

1/2

General Information

Parcel Number 89-16-16-100-708.000-029
Local Parcel Number 46-16-100-708.000-16

Tax ID: 016-01837-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 029 (Local 016)
WAYNE TOWNSHIP - SANITARY

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 164179-016
WAYNE-164179 (016)

Section/Plat 4616100

Location Address (1)
2915 WESTVIEW DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Monday, May 1, 2023

Review Group 2026

Ownership

OWENS, ROBERT
2915 WESTVIEW DR
RICHMOND, IN 47374

Legal

LOT 50 FAIR ACRES ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 04/23/2018 to 01/01/1900.

Notes

10/19/2020 Misc: 2021 GENERAL REVAL-
12/6/2017 Misc: 2018 CORRECTIONS PER F/C CONCP 10 X 16 / REMOVE UTILITY SHED WAYNE TOWNSHIP ASSESSOR 12/5/17



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, Improvement, Total. Rows show values for years 2020-2023.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 102, 102x150, 0.89, \$110, \$98, \$9,996, 0%, 100%, 1.0000, \$10,000.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.35), Actual Frontage (102), Developer Discount, Parcel Acreage (0.35), 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 (0.35), 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 (\$10,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,000).

Data Source External Only

Collector 05/21/2020 ts

Appraiser 10/19/2020 Garfield Seeley

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1730 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	160	\$900

**Plumbing**

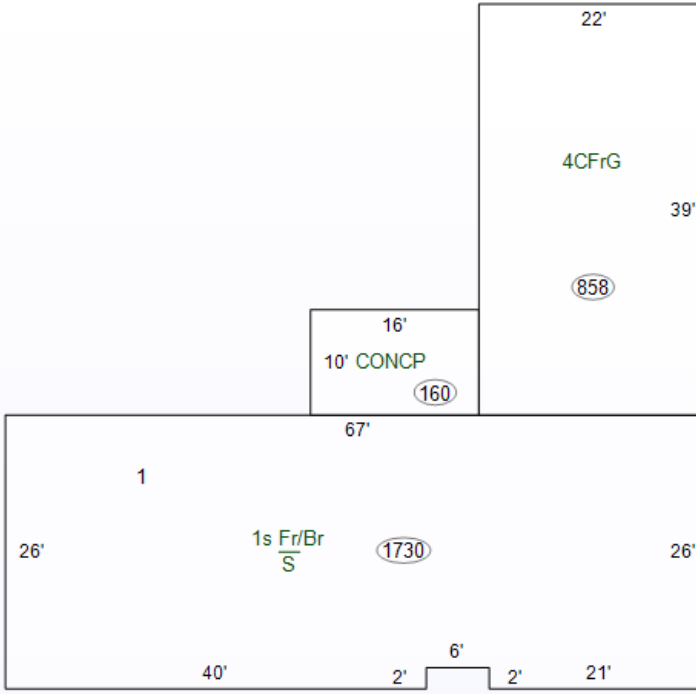
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1730	1730	\$116,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1730	0	\$0	
				<b>Total Base</b>	\$116,300

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1730	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$125,000
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$900	\$125,900
Garages (+) 858 sqft	\$23,800	\$149,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.87
<b>Replacement Cost</b>		\$130,239

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Residential Dwelling	100%	1	2/6 Masonry	C	1983	1983	40 A		0.87		1,730 sqft	\$130,239	28%	\$93,770	0%	100%	1.120 1.0000	\$105,000