

General Information

Parcel Number
89-16-19-330-503.000-030

Local Parcel Number
46-19-330-503.000-29

Tax ID:
029-03631-00

Routing Number
4619330-123

Ownership

AOUAD, ADIL
1213 RIDGEDALE DR
RICHMOND, IN 47374

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|------------------|------------|------|-----------|----------------|-----|
| 07/14/2009 | AOUAD, ADIL | | CO | / | \$55,900 | V |
| 07/14/2009 | AOUAD, ADIL | 2009006638 | CW | / | \$55,900 | V |
| 07/09/2008 | CASEBOLT, STEVEN | 2008006208 | SH | / | \$0 | I |
| 01/01/1900 | GRIMES, DENNIS | 2008006208 | SH | / | | I |

Notes
11/16/2021 Misc: 2022 GENERAL REVALUATION

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Legal
PT SW 19-14-1 0.15A & PT 48 FT SO SIDE OF SW
SEC 19-14-1 0.50A *TIF*



Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 296205-029
WAYNE-296205 (029)

Section/Plat
4619330

Location Address (1)
2413 FLATLEY RD
RICHMOND, IN 47374

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

| 2025 | Assessment Year | 2025 | 2024 | 2023 | 2022 | 2021 |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 02/19/2025 | As Of Date | 04/22/2025 | 04/17/2024 | 04/20/2023 | 04/22/2022 | 04/16/2021 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$6,200 | Land | \$6,200 | \$5,300 | \$4,700 | \$4,700 | \$4,700 |
| \$6,200 | Land Res (1) | \$6,200 | \$5,300 | \$4,700 | \$4,700 | \$4,700 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$72,900 | Improvement | \$72,900 | \$61,900 | \$54,400 | \$55,000 | \$49,000 |
| \$72,900 | Imp Res (1) | \$72,900 | \$61,900 | \$54,400 | \$55,000 | \$49,000 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$79,100 | Total | \$79,100 | \$67,200 | \$59,100 | \$59,700 | \$53,700 |
| \$79,100 | Total Res (1) | \$79,100 | \$67,200 | \$59,100 | \$59,700 | \$53,700 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |

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

| 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 |
|-----------|----------------|---------|------------|----------|--------|---------|-----------|------------|---------|---------------|--------|--------|-------|---------|
| F | F | | 48 | 48x310 | 1.21 | \$107 | \$129 | \$6,192 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$6,190 |
| 82 | A | GE | 0 | 0.034000 | 1.02 | \$2,390 | \$2,438 | \$83 | -100% | 1.0000 | 0.00 | 100.00 | 0.00 | \$00 |

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 11/01/2021 rc

Appraiser 11/16/2021 gw

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.38 |
| Actual Frontage | 48 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.38 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.03 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.34 |
| 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 | \$6,200 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$6,200 |

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1416 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 | 144 | \$1,200 |

Plumbing

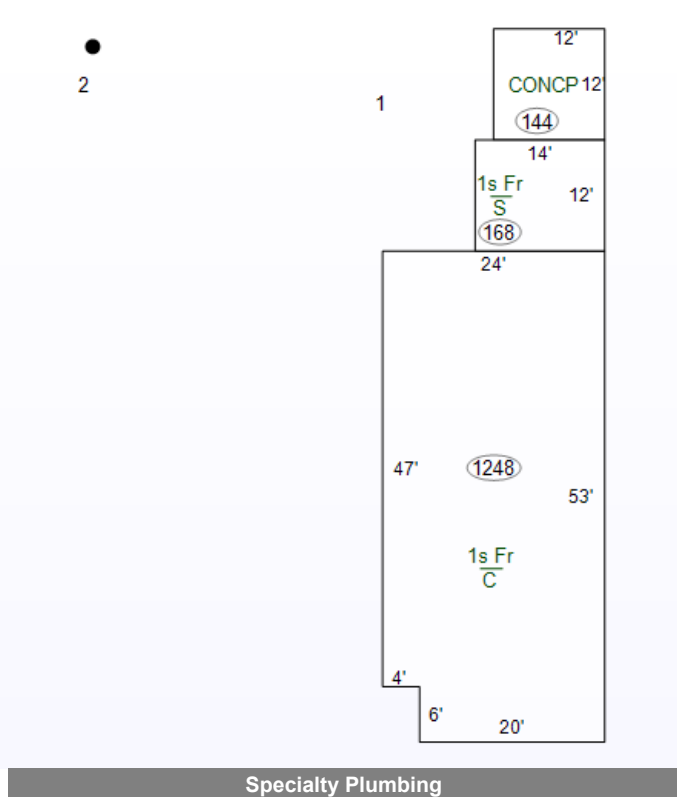
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-------------------|------------------|
| 1 | 1Fr | 1416 | 1416 | \$130,500 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | 1248 | 0 | \$8,600 | |
| Slab | | 168 | 0 | \$0 | |
| | | | | Total Base | \$139,100 |

Adjustments

| | | |
|-------------------------------|-----------------|------------------|
| 1 Row Type Adj. x 1.00 | | \$139,100 |
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1416 | \$4,600 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |
| Sub-Total, One Unit | | \$143,700 |

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|------------------|
| Exterior Features (+) | \$1,200 | \$144,900 |
| Garages (+) 0 sqft | \$0 | \$144,900 |
| Quality and Design Factor (Grade) | | 0.85 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$104,690 |

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 | D+1 | 1948 | 1955 | 70 A | | 0.85 | | 1,416 sqft | \$104,690 | 47% | \$55,490 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$58,800 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | C | 1971 | 1971 | 54 A | \$41.81 | 0.85 | \$35.54 | 24'x26' | \$22,176 | 40% | \$13,310 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$14,100 |