

General Information

Parcel Number
89-16-19-330-506.000-030

Local Parcel Number
46-19-330-506.000-29

Tax ID:
029-45860-00

Routing Number
4619330-127

Ownership

STEWART, KEVIN RAY & STACEY R
2319 FLATLEY RD
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/01/2011	STEWART, KEVIN RA	2011006335	SW	/	\$31,500	I
06/17/2010	SECRETARY OF HOU	2010004306	CW	/	\$114,851	I
04/01/2010	US BANK NA	2010002177	SH	/	\$135,300	I
01/01/1900	CROUCHER, MARK J	2010002177	SH	/	\$135,300	I

Notes

11/16/2021 Misc: 2022 GENERAL REVALUATION

Legal

PT SW SEC 19-14-1 0.48A *TIF*



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

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

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"/>
\$12,200	Land	\$12,200	\$10,400	\$9,100	\$9,100	\$9,100
\$12,200	Land Res (1)	\$12,200	\$10,400	\$9,100	\$9,100	\$9,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$104,300	Improvement	\$104,300	\$88,700	\$78,100	\$79,000	\$66,700
\$103,900	Imp Res (1)	\$103,900	\$88,300	\$76,700	\$77,600	\$65,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$400	Imp Non Res (3)	\$400	\$400	\$1,400	\$1,400	\$1,200
\$116,500	Total	\$116,500	\$99,100	\$87,200	\$88,100	\$75,800
\$116,100	Total Res (1)	\$116,100	\$98,700	\$85,800	\$86,700	\$74,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$400	Total Non Res (3)	\$400	\$400	\$1,400	\$1,400	\$1,200

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)
2319 FLATLEY RD
RICHMOND, IN 47374

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

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		100	100x191	1.14	\$107	\$122	\$12,200	0%	1.0000	100.00	0.00	0.00	\$12,200
82	A	GE	0	0.086000	1.02	\$2,390	\$2,438	\$210	-100%	1.0000	0.00	100.00	0.00	\$0

Land Computations

Calculated Acreage	0.52
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.52
81 Legal Drain NV	0.00
82 Public Roads NV	0.09
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.44
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	\$12,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,200

Data Source Aerial

Collector 11/01/2021 rc

Appraiser 11/16/2021 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2464 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, Brick	288	\$5,100
Porch, Open Frame	820	\$29,600

Plumbing

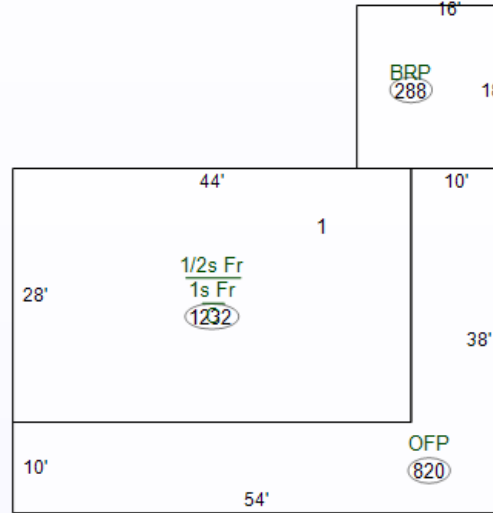
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1232	1232	\$119,400	
2					
3					
4					
1/4					
1/2	1Fr	1232	1232	\$45,900	
3/4					
Attic					
Bsmt					
Crawl		1232	0	\$8,500	
Slab					

Total Base		\$173,800
Adjustments	1 Row Type Adj. x 1.00	\$173,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1232 1/2:1232	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit		\$179,400
Sub-Total, 1 Units		
Exterior Features (+)	\$34,700	\$214,100
Garages (+) 0 sqft	\$0	\$214,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$163,787

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 1/2	Wood Fr	D+2	1948	1955	70	A		0.85		2,464 sqft	\$163,787	47%	\$86,810	0%	100%	1.060	1.000	100.00	0.00	0.00	\$92,000
2: Detached Garage/Boat H	1	Wood Fr	D	1955	1955	70	A	\$39.83	0.85	\$27.08	21'x34'	\$19,338	47%	\$10,250	0%	100%	1.060	1.000	100.00	0.00	0.00	\$10,900
3: Lean-to	1	Concrete	D	1955	1955	70	F	\$7.91	0.85		13'x17' x 6'	\$1,189	70%	\$360	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
4: Utility Shed	1		D	1970	1970	55	A	\$20.44	0.85	\$13.90	10'x19'	\$2,641	65%	\$920	0%	100%	1.060	1.000	100.00	0.00	0.00	\$1,000