

89-16-21-330-206.000-030

General Information

Parcel Number
89-16-21-330-206.000-030

Local Parcel Number
46-21-330-206.000-29

Tax ID:
029-32633-00

Routing Number

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 293226-029
WAYNE-293226 (029)

Section/Plat
4621330

Location Address (1)
1210 UNIVERSITY BLVD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

PYLE, GREGORY R & JEWELL V

Ownership

PYLE, GREGORY R & JEWELL V
1210 UNIVERSITY BLVD
RICHMOND, IN 47374

Legal

LOT 100 OAK PARK SUB DIV SEC IV

1210 UNIVERSITY BLVD

Transfer of Ownership

Date
01/01/1900

Owner
PYLE, GREGORY R &

Doc ID
CO

Code
/

Book/Page
I

Adj Sale Price
V/I

510, 1 Family Dwell - Platted Lot

Res

WAYNE-293226 (029)/2932

Notes

10/21/2020 Misc: 2021: GENERAL REVAL, REMOVED UTILITY SHED, CHANGED TO C GRADE, CHANGED ACTUAL FRONT: 72.

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	☐	☐	☐	☐	☐
\$39,800	Land	\$39,800	\$33,800	\$29,600	\$29,600	\$29,600
\$39,800	Land Res (1)	\$39,800	\$33,800	\$29,600	\$29,600	\$29,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$131,100	Improvement	\$131,100	\$110,500	\$97,000	\$98,100	\$97,000
\$131,100	Imp Res (1)	\$131,100	\$110,500	\$97,000	\$98,100	\$97,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$170,900	Total	\$170,900	\$144,300	\$126,600	\$127,700	\$126,600
\$170,900	Total Res (1)	\$170,900	\$144,300	\$126,600	\$127,700	\$126,600
\$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		72	92x186	1.13	\$383	\$433	\$39,836	0%	1.0000	100.00	0.00	0.00	\$39,840

Land Computations

Calculated Acreage	0.39
Actual Frontage	72
Developer Discount	☐
Parcel Acreage	0.39
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	0.39
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	\$39,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$39,800

Data Source
External Only

Collector
05/26/2020 ts

Appraiser
10/21/2020 Bridgett Doan

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

1692 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

7

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

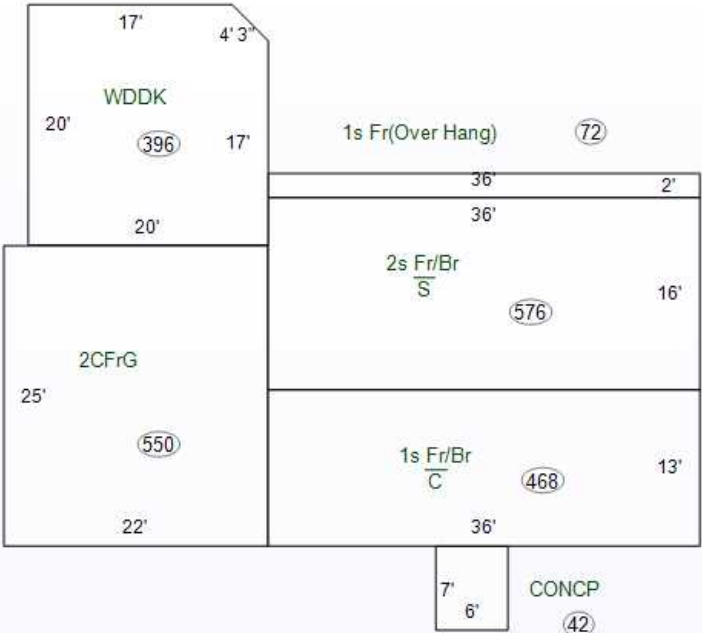
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Patio, Concrete	42	\$400
Wood Deck	396	\$7,900



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	91A	1044	1044	\$110,200
2	91A	648	648	\$42,300
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		468	0	\$5,600
Slab		576	0	\$0
Total Base				\$158,100
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1044 2:648
No Elec (-)				\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$164,800
Sub-Total, 1 Units				
Exterior Features (+)				\$8,300
Garages (+) 550 sqft				\$21,400
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.85
Replacement Cost				\$165,325

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	2	1/6 Maso	C	1976	1976	49	A		0.85		1,692 sqft	\$165,325	35%	\$107,460	0%	100%	1.220	1.000	100.00	0.00	0.00	\$131,100