

89-16-28-120-226.000-030

FLOYD, JOSEPH P & RAEANNE

2109 AUTUMN WAY

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-28-120-226.000-030
Local Parcel Number 46-28-120-226.000-29

Tax ID: 029-03264-00

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 4628120
Location Address (1) 2109 AUTUMN WAY RICHMOND, IN 47374

Zoning ZO01 Residential

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

FLOYD, JOSEPH P & RAEANNE TAY
2109 AUTUMN WAY
RICHMOND, IN 47374

Legal

LOT 76 OAK PARK SUB DIV SEC 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 07/01/2020 and 01/01/1900 transactions.

Notes

9/18/2020 Misc: 2021: SALES REVIEW



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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows for years 2025, 2024, 2023, 2022, 2021.

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

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 (0.29), Actual Frontage (85), Developer Discount, Parcel Acreage (0.29), 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 (0.29), 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 (\$34,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$34,200).

Data Source N/A

Collector 09/18/2020 ts

Appraiser 09/18/2020 gc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1708 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	54	\$400
Wood Deck	314	\$6,700

Plumbing

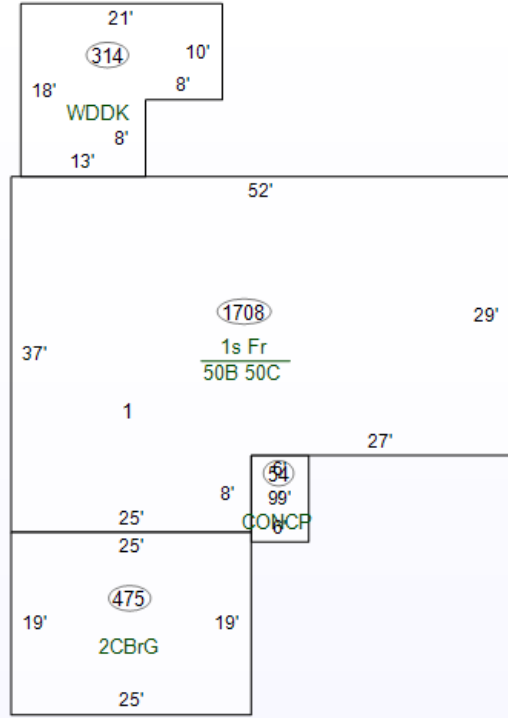
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1708	1708	\$147,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	854	0	\$31,600	
Crawl	854	0	\$7,000	
Slab				

Total Base \$186,000

Adjustments 1 Row Type Adj. x 1.00 \$186,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1708	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$193,600

Sub-Total, 1 Units

Exterior Features (+)	\$7,100	\$200,700
Garages (+) 475 sqft	\$20,700	\$221,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$197,600

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	C+1	1972	2002	23	A		0.85		2,562 sqft	\$197,600	22%	\$154,130	0%	100%	1.220	1.000	100.00	0.00	0.00	\$188,000