

89-16-31-210-101.000-030

COLLINS, HAROLD

631 NW L ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295203 (029)/2952

1/2

**General Information**

**Parcel Number**  
89-16-31-210-101.000-030

**Local Parcel Number**  
46-31-210-101.000-29

**Tax ID:**  
029-43319-00

**Routing Number**  
4631210-001

**Ownership**

COLLINS, HAROLD  
631 NW L ST  
RICHMOND, IN 47374

**Legal**  
PT NE SEC 31-14-1 0.912A

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/23/2024	COLLINS, HAROLD	2024005012	QC	/		I
11/17/2022	COLLINS, HAROLD &	2022011328	QC	/	\$80,000	I
11/24/2015	FISHER, LEE J LF/ES	2015009951	CT	/	\$0	I
01/01/1900	FISHER, LEE J LF/ES	2015009951	CT	/		I

**Notes**  
11/5/2021 Misc: 2022 GENERAL REVALUATION

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



Res

Year: 2025

**Location Information**

**County**  
WAYNE

**Township**  
WAYNE TOWNSHIP

**District 030 (Local 029)**  
RICHMOND CITY -WAYNE TWP

**School Corp 8385**  
RICHMOND COMMUNITY

**Neighborhood 295203-029**  
WAYNE-295203 (029)

**Section/Plat**  
4631210

**Location Address (1)**  
631 NW L ST  
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	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$16,800</b>	<b>Land</b>	<b>\$16,800</b>	<b>\$14,300</b>	<b>\$12,600</b>	<b>\$12,600</b>	<b>\$12,600</b>
\$16,800	Land Res (1)	\$16,800	\$14,300	\$12,600	\$12,600	\$12,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$113,600</b>	<b>Improvement</b>	<b>\$113,600</b>	<b>\$95,900</b>	<b>\$84,200</b>	<b>\$85,400</b>	<b>\$77,800</b>
\$113,600	Imp Res (1)	\$113,600	\$95,900	\$84,200	\$85,400	\$77,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$130,400</b>	<b>Total</b>	<b>\$130,400</b>	<b>\$110,200</b>	<b>\$96,800</b>	<b>\$98,000</b>	<b>\$90,400</b>
\$130,400	Total Res (1)	\$130,400	\$110,200	\$96,800	\$98,000	\$90,400
\$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 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')**

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
9	A		0	0.912000	1.06	\$17,400	\$18,444	\$16,821	0%	1.0000	100.00	0.00	0.00	\$16,820

**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

**Land Computations**

Calculated Acreage	0.91
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.91
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.91
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$16,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,800
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$16,800</b>

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 09/13/2021 rc

Appraiser 11/05/2021 lp

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2160 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
Porch, Open Frame	240	\$12,000
Wood Deck	238	\$5,400

**Plumbing**

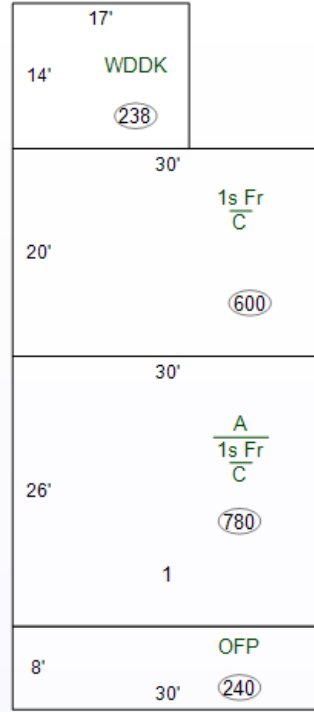
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**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



●  
2

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1380	1380	\$127,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	780	780	\$19,400	
Bsmt				
Crawl	1380	0	\$9,000	
Slab				

	Total Base	Value
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$156,300</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1380 A:780	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$164,000</b>
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$17,400	\$181,400
Garages (+) 0 sqft	\$0	\$181,400
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$138,771</b>

**Specialty Plumbing**

Description	Count	Value
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**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+2	1940	1960	65 G		0.85		2,160 sqft	\$138,771	42%	\$80,490	0%	100%	1.110	1.000	100.00	0.00	0.00	\$89,300
2: Detached Garage/Boat H	1	Wood Fr	C	2005	2005	20 A	\$36.00	0.85	\$30.60	28'x32'	\$27,418	20%	\$21,930	0%	100%	1.110	1.000	100.00	0.00	0.00	\$24,300