

89-16-31-310-315.000-030

VAUGHN, MERCEDES B

320 GRACE DR

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

General Information

Parcel Number 89-16-31-310-315.000-030
Local Parcel Number 46-31-310-315.000-29
Tax ID: 029-40134-00
Routing Number 4631310-011

Ownership

VAUGHN, MERCEDES B
320 GRACE DR
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/01/2023 to 01/01/1900.

Notes

10/29/2021 Misc: 2022 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294236-029 WAYNE-294236 (029)
Section/Plat 4631310
Location Address (1) 320 GRACE DR RICHMOND, IN 47374

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, Improvement, Total. Rows show data for years 2022-2025.

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. Row shows values for F, F, 60, 60x103, 0.90, \$282, etc.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.14), Actual Frontage (60), Total Acres Farmland (0.14), Total Value (\$15,200).

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/11/2021 rc

Appraiser 10/29/2021 lp

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	980 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Wood Deck	416	\$7,900
Patio, Concrete	72	\$600

**Plumbing**

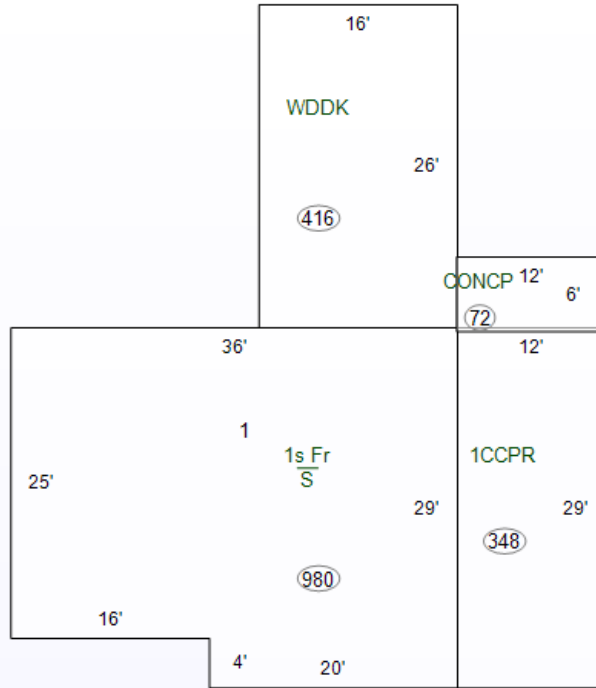
#	TF
<b>Full Bath</b>	1 3
<b>Half Bath</b>	0 0
<b>Kitchen Sinks</b>	1 1
<b>Water Heaters</b>	1 1
<b>Add Fixtures</b>	0 0
<b>Total</b>	3 5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	980	980	\$103,200	
2					
3					
4					
1/4					
● 1/2					
2 3/4					
Attic					
Bsmt					
Crawl					
Slab		980	0	\$0	

**Total Base** \$103,200

**Adjustments** 1 Row Type Adj. x 1.00 \$103,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:980 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$107,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,500	\$115,500
Garages (+) 348 sqft	\$7,100	\$122,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$104,210

**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	1953	1953	72	A		0.85		980 sqft	\$104,210	45%	\$57,320	0%	100%	1.190	1.000	100.00	0.00	0.00	\$68,200
2: Detached Garage/Boat H	1	Wood Fr	C	1953	1953	72	F	\$55.64	0.85	\$47.29	14'x22'	\$14,567	50%	\$7,280	0%	100%	1.190	1.000	100.00	0.00	0.00	\$8,700