

General Information

Parcel Number 89-16-31-320-202.000-030
Local Parcel Number 46-31-320-202.000-29

Tax ID: 029-10230-00

Routing Number 4631320-027

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 294236-029 WAYNE-294236 (029)
Section/Plat 4631320
Location Address (1) 435 GRACE DR RICHMOND, IN 47374

Ownership

MENDENHALL, HOWARD
435 GRACE DR
RICHMOND, IN 47374

Legal

LOT 66 TRAVERS PARK TERR SUB



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 10/07/2024 and 01/01/1900.

Notes

10/28/2021 Misc: 2022: GENERAL REVALUATION

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

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, 52, 52x120, 0.96, \$282, etc.

Zoning

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

Data Source Aerial

Collector 10/11/2021 rc

Appraiser 10/28/2021 lp

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.14), Actual Frontage (52), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$14,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,100).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 950 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	144	\$1,200

**Plumbing**

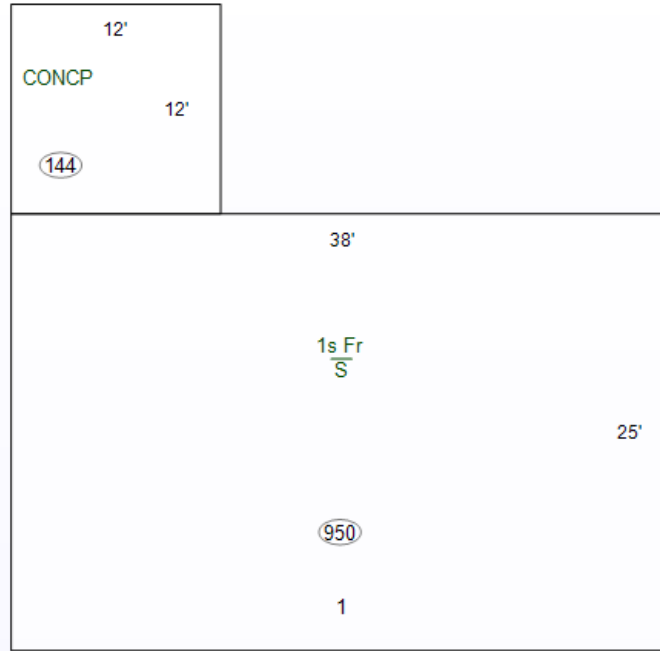
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	950	950	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	950	0	\$0	
			<b>Total Base</b>	<b>\$101,100</b>

**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 (+)	1:950	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit \$104,900**

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,200	\$106,100
Garages (+) 0 sqft	\$0	\$106,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$81,167</b>

**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	1953	1953	72 G		0.85		950 sqft	\$81,167	45%	\$44,640	0%	100%	1.190	1.000	100.00	0.00	0.00	\$53,100