

89-16-31-320-212.000-030

COATES, STEPHEN D

357 GRACE DR

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

General Information

Parcel Number 89-16-31-320-212.000-030
Local Parcel Number 46-31-320-212.000-29

Tax ID: 029-08086-00

Routing Number 4631320-038

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)
357 GRACE DR
RICHMOND, IN 47374

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

Ownership

COATES, STEPHEN D
357 GRACE DR
RICHMOND, IN 47374

Legal

LOT 18 TRAVERS PARK TERRACE SUB DIV



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/10/2011 to 01/01/1900.

Notes

10/27/2021 Misc: 2022 GENERAL REVALUATION

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 values 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, 58, 58x121, 0.96, \$282, \$271, \$15,718, 0%, 1.0000, 100.00, 0.00, 0.00, \$15,720.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.16), Actual Frontage (58), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$15,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,700).

Data Source Aerial

Collector 10/06/2021 rc

Appraiser 10/27/2021 lp

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1304 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   |
|----------------|------|---------|
| Stoop, Masonry | 36   | \$1,800 |
| Wood Deck      | 280  | \$5,900 |

**Plumbing**

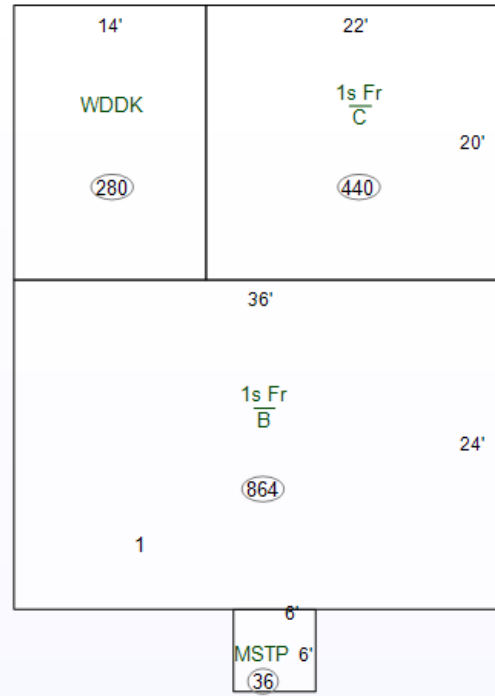
|               | #        | TF       |
|---------------|----------|----------|
| Full Bath     | 1        | 3        |
| Half Bath     | 0        | 0        |
| Kitchen Sinks | 1        | 1        |
| Water Heaters | 1        | 1        |
| Add Fixtures  | 0        | 0        |
| <b>Total</b>  | <b>3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

**Accommodations**

|                    |          |
|--------------------|----------|
| Bedrooms           | 3        |
| Living Rooms       | 1        |
| Dining Rooms       | 0        |
| Family Rooms       | 1        |
| <b>Total Rooms</b> | <b>6</b> |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 1Fr    | 1304 | 1304   | \$124,300 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        | 864  | 0      | \$32,100  |        |
| Crawl |        | 440  | 0      | \$5,400   |        |
| Slab  |        |      |        |           |        |

**Total Base** \$161,800

**Adjustments** 1 Row Type Adj. x 1.00 \$161,800

|                  |                     |
|------------------|---------------------|
| Unfin Int (-)    | \$0                 |
| Ex Liv Units (+) | \$0                 |
| Rec Room (+)     | 2:500 \$6,000       |
| Loft (+)         | \$0                 |
| Fireplace (+)    | \$0                 |
| No Heating (-)   | \$0                 |
| A/C (+)          | 1:1304 \$4,400      |
| No Elec (-)      | \$0                 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0 |
| Spec Plumb (+)   | \$0                 |
| Elevator (+)     | \$0                 |

**Sub-Total, One Unit** \$172,200

**Sub-Total, 1 Units**

|                                   |         |           |
|-----------------------------------|---------|-----------|
| Exterior Features (+)             | \$7,700 | \$179,900 |
| Garages (+) 0 sqft                | \$0     | \$179,900 |
| Quality and Design Factor (Grade) |         | 1.00      |
| Location Multiplier               |         | 0.85      |

**Replacement Cost** \$152,915

**Summary of Improvements**

| Description             | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | 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 |          | 2,168 sqft | \$152,915 | 45%      | \$84,100      | 0%      | 100% | 1.190 | 1.000 | 100.00 | 0.00  | 0.00  | \$100,100    |