

89-16-31-320-601.000-030

RUTHERFORD, BOBBY L

1301 GRACE DR

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

General Information

Parcel Number
89-16-31-320-601.000-030
Local Parcel Number
46-31-320-601.000-29

Ownership

RUTHERFORD, BOBBY L
1301 GRACE LN
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 05/01/2008 to 01/01/1900.

Notes

9/5/2024 Misc: 9/5/24; CHANGED ROOF TO METAL. F/C COMPLETED 9/19/24.
11/2/2021 Misc: 2022 GENERAL REVALUATION

Tax ID:
029-50188-00

Legal

LOT 13 TRAVERS PARK TERRACE SUB DIV

Routing Number
4631320-001

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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 show valuation data for years 2022-2025.

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): 1301 GRACE DR, RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (77), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$20,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,600).

Zoning

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 zoning details for parcel F.

Subdivision

Lot

Market Model
N/A

Characteristics

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

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/05/2021 rc

Appraiser 11/02/2021 df

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1080 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	70	\$2,700
Patio, Concrete	240	\$1,900
Canopy, Shed Type	180	\$1,400

**Plumbing**

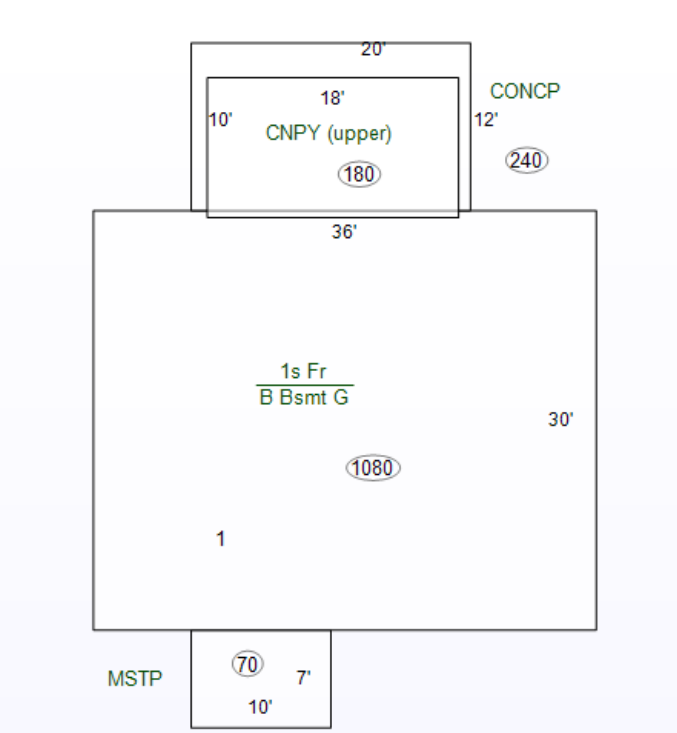
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1080	1080	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1080	0	\$36,300	
Crawl				
Slab				

**Total Base** \$146,300

**Adjustments** 1 Row Type Adj. x 1.00 \$146,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:670	\$7,600
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1080	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$157,900

**Sub-Total, 1 Units**

Exterior Features (+) \$6,000 \$163,900

Garages (+) 250 sqft \$3,600 \$167,500

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

**Replacement Cost** \$135,256

**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	1953	1953	72	A		0.85		2,160 sqft	\$135,256	45%	\$74,390	0%	100%	1.190	1.000	100.00	0.00	0.00	\$88,500