

89-16-31-340-315.000-030

RIDEN, JAMES C & FRED A

1312 CLEARVIEW DR

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

**General Information**

**Parcel Number**  
89-16-31-340-315.000-030

**Local Parcel Number**  
46-31-340-315.000-29

**Tax ID:**  
029-17727-00

**Routing Number**  
4631340-015

**Property Class 510** RENTAL  
1 Family Dwell - Platted Lot

**Ownership**

RIDEN, JAMES C & FRED A  
C/O RICHARD C LEHMAN  
1312 CLEARVIEW DR  
RICHMOND, IN 47374

**Legal**

2ND ADDN LOT 17 CLEAR CREEK PARK  
(CONTRACT: RICHARD C LEHMAN 3-29-21  
2021002965)

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/29/2021	RIDEN, JAMES C & F	2021002965	CT	/		I
01/01/1900	RIDEN, JAMES C & F		CO	/		I

**Notes**

11/1/2021 Misc: 2022 GENERAL REVALUATION



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**  
4631340

**Location Address (1)**  
1312 CLEARVIEW DR  
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>\$21,700</b>	<b>Land</b>	<b>\$21,700</b>	<b>\$18,400</b>	<b>\$16,100</b>	<b>\$16,100</b>	<b>\$16,100</b>
\$21,700	Land Res (1)	\$21,700	\$18,400	\$16,100	\$16,100	\$16,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$76,400</b>	<b>Improvement</b>	<b>\$76,400</b>	<b>\$65,800</b>	<b>\$57,700</b>	<b>\$57,400</b>	<b>\$53,900</b>
\$76,400	Imp Res (1)	\$76,400	\$65,800	\$57,700	\$57,400	\$52,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$1,400
<b>\$98,100</b>	<b>Total</b>	<b>\$98,100</b>	<b>\$84,200</b>	<b>\$73,800</b>	<b>\$73,500</b>	<b>\$70,000</b>
\$98,100	Total Res (1)	\$98,100	\$84,200	\$73,800	\$73,500	\$68,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$1,400

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')**

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
F	F		74	74x145	1.04	\$282	\$293	\$21,682	0%	1.0000	100.00	0.00	0.00	\$21,680

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Land Computations**

Calculated Acreage	0.25
Actual Frontage	74
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,700
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$21,700</b>

**Characteristics**

**Topography** **Flood Hazard**  
High

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025

**Review Group** 2030

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1024 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, Enclosed Frame	256	\$16,000
Patio, Concrete	224	\$1,700

**Plumbing**

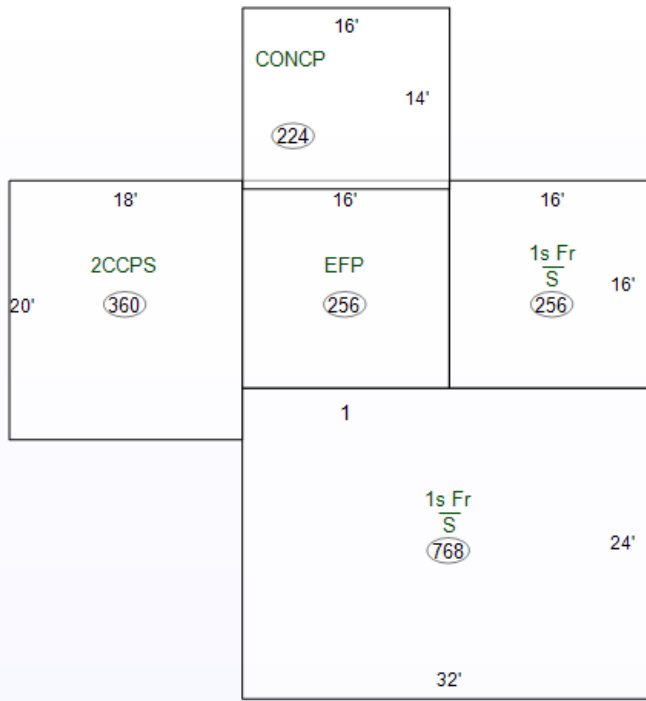
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
CONCP	1	
2CCPS	1	
EFP	1	
1s Fr S	1	
1	1	
1s Fr S	1	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1024	1024	\$106,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1024	0	\$0	
<b>Total Base</b>			\$106,900	

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1024	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		\$110,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$17,700	\$128,400
Garages (+) 360 sqft	\$4,100	\$132,500
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		\$106,994

**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-1	1950	1970	55	A			0.85		1,024 sqft	\$106,994	40%	\$64,200	0%	100%	1.190	1.000	100.00	0.00	0.00	\$76,400