

89-16-32-110-201.000-030

BENNETT, LARRY

403 NW L ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH RE 1/2

General Information

Parcel Number
89-16-32-110-201.000-030

Local Parcel Number
46-32-110-201.000-29

Tax ID:
029-99362-00

Routing Number
4632110-098

Ownership

BENNETT, LARRY
6110 N US HIGHWAY 35
WILLIAMSBURG, IN 47393

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/18/2019	BENNETT, LARRY	2019000446	WD	/	\$12,000	I
07/19/2007	CHURCH - SHEPHER		CO	/		I
01/01/1900	ROSE, PAUL W & KA		CO	/		I

Notes
12/7/2021 Misc: 2022 GENERAL REVALUATION

Legal
174.5 FT FRONT ON HARRIS X 82.4 FT ON NW L OM 8

Property Class 510 RENTAL
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 295244 NORTH RE
WAYNE-295244 NORTH RENTAL (

Section/Plat
4632110

Location Address (1)
403 NW L ST
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	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$20,600	Land	\$20,600	\$17,500	\$15,400	\$15,400	\$15,400
\$20,600	Land Res (1)	\$20,600	\$17,500	\$15,400	\$15,400	\$15,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$33,200	Improvement	\$33,200	\$28,200	\$24,800	\$24,700	\$23,000
\$33,200	Imp Res (1)	\$33,200	\$28,200	\$24,800	\$24,700	\$23,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$53,800	Total	\$53,800	\$45,700	\$40,200	\$40,100	\$38,400
\$53,800	Total Res (1)	\$53,800	\$45,700	\$40,200	\$40,100	\$38,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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		82	82x174	1.16	\$228	\$264	\$21,648	-5%	1.0000	100.00	0.00	0.00	\$20,570

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 11/05/2021 rc

Appraiser 12/07/2021 df

Land Computations

Calculated Acreage	0.33
Actual Frontage	82
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.33
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	0.33
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

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2180 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, Open Frame	80	\$5,300
Patio, Concrete	223	\$1,700
Porch, Open Frame	120	\$7,500

Plumbing

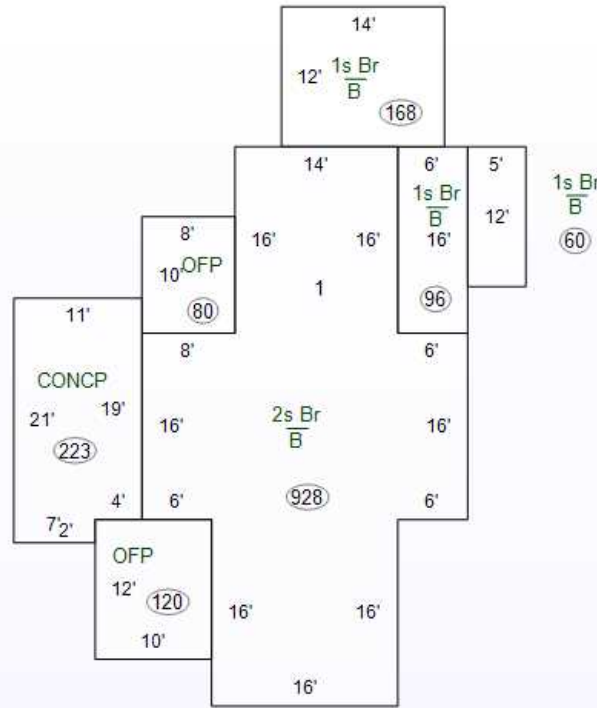
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1252	1252	\$133,300	
2	7	928	928	\$59,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1252	0	\$40,400	
Crawl					
Slab					

Total Base \$233,500

Adjustments 1 Row Type Adj. x 1.00 \$233,500

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:928 1:1252	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	9 - 10 = -1 x \$0	(\$800)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$247,800

Sub-Total, 1 Units

Exterior Features (+)	\$14,500	\$262,300
Garages (+) 0 sqft	\$0	\$262,300
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

Replacement Cost \$178,364

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	2	Brick	D	1900	1900	125	F		0.85		3,432 sqft	\$178,364	65%	\$62,430	30%	100%	0.760	1.000	100.00	0.00	0.00	\$33,200