

89-16-32-140-105.000-030

BRAGG, DELRAY TYRONE & BR

73 NW I ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-32-140-105.000-030
Local Parcel Number 46-32-140-105.000-29

Tax ID: 029-03469-00

Routing Number 4632140-139

Property Class 510 RENTAL
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 294241-029 WAYNE-294241 (029)

Section/Plat 4632140

Location Address (1) 73 NW I ST 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

BRAGG, DELRAY TYRONE & BRIAN
712 N 13TH ST
RICHMOND, IN 47374

Legal

LOT 1 THOMAS; N PT 36 1/2 X 150 FT PT OM 78
NW SEC 32-14-1



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

Table with columns for Assessment Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Lot

Market Model N/A

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Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

11/21/2023 SPLIT/COMBINE/ETC: 2024: AC# 8489
COMBINES FROM 029-12520-01 11-15-2023

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1386 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	96	\$6,300

**Plumbing**

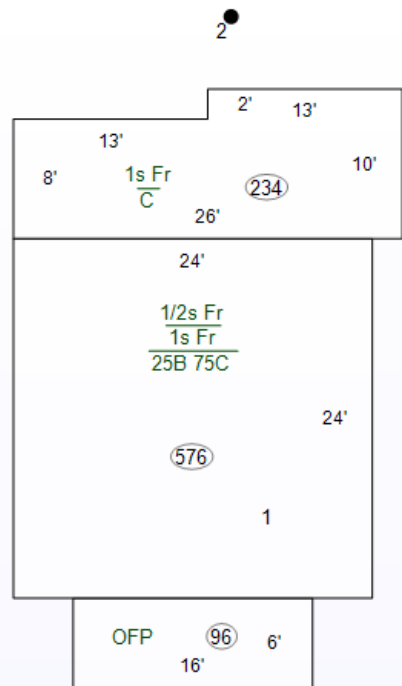
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>8</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	810	810	\$88,500	
2					
3					
4					
1/4					
1/2	1Fr	576	576	\$28,900	
3/4					
Attic					
Bsmt		144	0	\$17,300	
Crawl		666	0	\$6,500	
Slab					

**Total Base** \$141,200

**Adjustments** 1 Row Type Adj. x 1.00 \$141,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:810 1/2:576 \$5,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$147,000

**Sub-Total, 1 Units**

Exterior Features (+) \$6,300 \$153,300

Garages (+) 0 sqft \$0 \$153,300

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

**Replacement Cost** \$117,275

**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 1/2	Wood Fr	D+2	1927	1927	98	F		0.85		1,530 sqft	\$117,275	65%	\$41,050	5%	100%	1.060	1.000	100.00	0.00	0.00	\$41,300
2: Detached Garage/Boat H	1	Wood Fr	D	1927	1927	98	P	\$46.21	0.85	\$31.42	425 sqft	\$13,355	75%	\$3,340	0%	100%	1.060	1.000	100.00	0.00	0.00	\$3,500