

89-16-32-220-403.000-031

HILLARD, CHANDLER S

19 BON AIRE DR

510, 1 Family Dwell - Platted Lot

WAYNE-304405 (030)/3044 1/2

General Information

Parcel Number 89-16-32-220-403.000-031
Local Parcel Number 46-32-220-403.000-30

Ownership

HILLARD, CHANDLER S
19 BON AIRE LN
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/11/2020 and 01/01/1900.

Notes

11/29/2021 Misc: 2022 GENERAL REVALUATION
10/9/2020 Misc: 2021 SALES REVIEW

Tax ID: 030-00033-00

Legal

LOT 10 SPRING GROVE HTS 2ND ADD

Routing Number 4632220-026

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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 031 (Local 030)
SPRING GROVE TOWN

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 304405-030
WAYNE-304405 (030)

Section/Plat 4632220

Location Address (1)
19 BON AIRE DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level 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 11/10/2021 jf

Appraiser 11/29/2021 lp

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.22), Actual Frontage (90), Developer Discount, Parcel Acreage (0.22), 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 (0.22), 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 (\$20,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,300).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1175 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	375	\$2,700

**Plumbing**

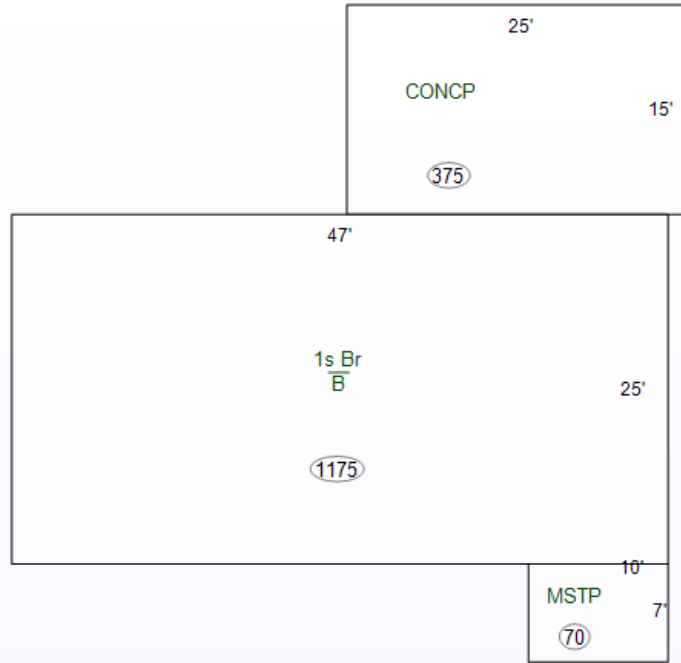
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1175	1175	\$127,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1175	0	\$38,600	
Crawl					
Slab					

**Total Base** \$166,400

**Adjustments** 1 Row Type Adj. x 1.00 \$166,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:800	\$8,500
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1175	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$181,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,400	\$186,900
Garages (+) 0 sqft	\$0	\$186,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$158,865

**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	Brick	C	1954	1974	51 Ex		0.85		2,350 sqft	\$158,865	25%	\$119,150	0%	100%	1.140	1.000	100.00	0.00	0.00	\$135,800