

89-16-32-230-106.000-030

BOWLING, PAUL D & ELIZABET

68 BRIDGE AVE

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number
89-16-32-230-106.000-030

Local Parcel Number
46-32-230-106.000-29

Tax ID:
029-03623-00

Routing Number
4632230-041

Ownership

BOWLING, PAUL D & ELIZABETH M
68 BRIDGE AVE
RICHMOND, IN 47374

Legal

LOTS 79, 80, 81 & 82 D & M

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/07/2023	BOWLING, PAUL D &	2023006868	QC	/		
07/13/2017	CRUTCHER, KENTO	2017005760	DT	/		
01/01/1900	CRUTCHER, KENNET		CO	/		

Notes

9/7/2017 Misc: 2018 GENERAL REVALUATION

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
4632230

Location Address (1)
68 BRIDGE AVE
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"/>
\$12,000	Land	\$12,000	\$10,200	\$9,000	\$9,000	\$8,500
\$12,000	Land Res (1)	\$12,000	\$10,200	\$9,000	\$9,000	\$8,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$23,500	Improvement	\$23,500	\$20,400	\$17,900	\$18,000	\$16,600
\$23,500	Imp Res (1)	\$23,500	\$20,400	\$17,100	\$17,200	\$15,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$800	\$800	\$700
\$35,500	Total	\$35,500	\$30,600	\$26,900	\$27,000	\$25,100
\$35,500	Total Res (1)	\$35,500	\$30,600	\$26,100	\$26,200	\$24,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$800	\$800	\$700

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		80	80x76	0.80	\$188	\$150	\$12,000	0%	1.0000	100.00	0.00	0.00	\$12,000

Zoning

Subdivision

Lot

Market Model
N/A

Land Computations

Calculated Acreage	0.14
Actual Frontage	80
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$12,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,000

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source External Only **Collector** 09/02/2021 rc **Appraiser** 09/07/2021 tw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 525 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	171	\$9,200

Plumbing

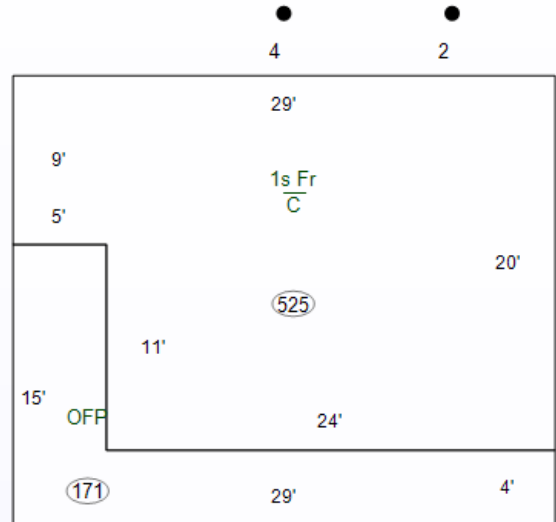
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	1
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
1		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	525	525	\$66,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		525	0	\$5,900	
Slab					

Total Base \$72,200

Adjustments 1 Row Type Adj. x 1.00 \$72,200

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

Sub-Total, One Unit \$72,200

Sub-Total, 1 Units

Exterior Features (+) \$9,200 \$81,400
 Garages (+) 0 sqft \$0 \$81,400
 Quality and Design Factor (Grade) 0.70
 Location Multiplier 0.85
Replacement Cost \$48,433

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	D-1	1920	1920	105	F		0.85		525 sqft	\$48,433	65%	\$16,950	0%	100%	1.060	1.000	100.00	0.00	0.00	\$18,000
2: Canopy (free standing)	1		C	2006	2006	19	A		0.85		14'x14'	\$1,360	18%	\$1,120	0%	100%	1.060	1.000	100.00	0.00	0.00	\$1,200
3: Utility Shed	1		D	1989	1989	36	A	\$21.43	0.85	\$14.57	10'x16'	\$2,332	65%	\$820	0%	100%	1.060	1.000	100.00	0.00	0.00	\$900
4: Wood Deck (free standing)	1		C	2006	2006	19	A		0.85		14'x14'	\$3,910	18%	\$3,210	0%	100%	1.060	1.000	100.00	0.00	0.00	\$3,400