

89-16-32-310-516.000-030

FISHER, SHIRLEY

318 RICHMOND AVE

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

General Information

Parcel Number 89-16-32-310-516.000-030
Local Parcel Number 46-32-310-516.000-29

Tax ID: 029-99333-00

Routing Number 4632310-102

Property Class 510
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 295244 S-029 WAYNE-295244 SOUTH (029)
Section/Plat 4632310
Location Address (1) 318 RICHMOND AVE RICHMOND, IN 47374

Zoning ZO01 Residential

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

FISHER, SHIRLEY
318 RICHMOND AVE
RICHMOND, IN 47374

Legal

29 1/2 FT W SIDE LOT 65 HAYNES



Transfer of Ownership

Date 01/01/1900 Owner FISHER, SHIRLEY Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/2/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), 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, Value.

Land Computations

Table listing land computations such as Calculated Acreage (0.10), Actual Frontage (29), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$7,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,400).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1304 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 Masonry	266	\$14,200
Wood Deck	192	\$4,600

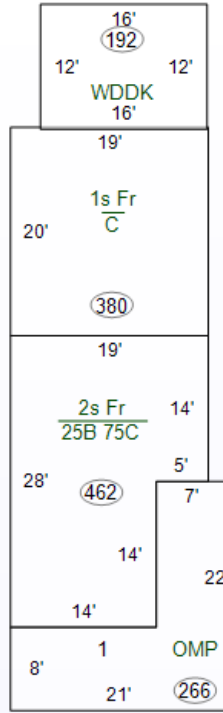
**Plumbing**

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>7</b>

**Heat Type**



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	842	842	\$92,700	
2	1Fr	462	462	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		116	0	\$16,800	
Crawl		726	0	\$6,600	
Slab					

**Total Base** \$148,400

**Adjustments** 1 Row Type Adj. x 1.00 \$148,400

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) \$0  
 No Elec (-) \$0  
 Plumbing (+ / -) 7 - 5 = 2 x \$800 \$1,600  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$150,000

**Sub-Total, 1 Units**

Exterior Features (+) \$18,800 \$168,800

Garages (+) 0 sqft \$0 \$168,800

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

**Replacement Cost** \$129,132

**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	Wood Fr	D+2	1900	1950	75	A		0.85		1,420 sqft	\$129,132	50%	\$64,570	0%	100%	0.850	1.000	100.00	0.00	0.00	\$54,900
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125	A	\$67.14	0.85	\$45.66	12'x16'	\$8,766	50%	\$4,380	0%	100%	0.850	1.000	100.00	0.00	0.00	\$3,700