

89-16-32-310-517.000-030

BOWMAN, BRADLEY & PHILIP B

316 RICHMOND AVE

520, 2 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE

General Information

Parcel Number 89-16-32-310-517.000-030
Local Parcel Number 46-32-310-517.000-29

Tax ID: 029-30504-00

Routing Number 4632310-101

Property Class 520 RENTAL
2 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 SOUTH R WAYNE-295244 SOUTH RENTAL (

Section/Plat 4632310

Location Address (2) 316 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

BOWMAN, BRADLEY & PHILIP BOW
230 CONVERSE RD
UNION CITY, OH 45390

Legal

11 1/2 FT E SIDE LOT 65 HAYNES 18 FT W SIDE LOT 64 HAYNES



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 various valuation amounts for Land, Improvement, and Total.

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.

Transfer of Ownership

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

Notes

2/20/2024 Misc: 2024; SALES REVIEW
12/2/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

Data Source Aerial

Collector 09/21/2021 rc

Appraiser 12/02/2021 gw

Total Value \$7,400

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1608 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	168	\$9,700
Porch, Enclosed Frame	112	\$9,400

Plumbing

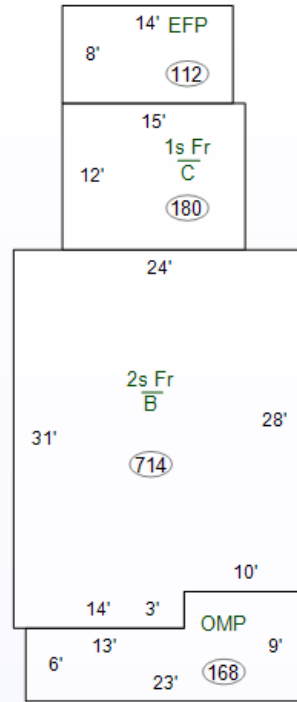
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	894	894	\$96,900	
2	1Fr	714	714	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		714	0	\$29,100	
Crawl		180	0	\$3,700	
Slab					

Total Base \$172,900

Adjustments 1 Row Type Adj. x 1.00 \$172,900

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 10 - 10 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$181,700

Sub-Total, 1 Units

Exterior Features (+) \$19,100 \$200,800

Garages (+) 0 sqft \$0 \$200,800

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$153,612

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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		2,322 sqft	\$153,612	50%	\$76,810	0%	100%	0.760	1.000	50.00	50.00	0.00	\$58,400