

89-16-32-310-603.000-030

WILSON, BRADLEY S, ERIC WIL

223 NW E ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-310-603.000-030
Local Parcel Number 46-32-310-603.000-29

Tax ID: 029-22706-00

Routing Number 4632310-122

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 295244 SOUTH R
WAYNE-295244 SOUTH RENTAL (

Section/Plat 4632310

Location Address (1)
223 NW E ST
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

WILSON, BRADLEY S, ERIC WILSON
JTWROS & GREGORY B WILSON JT
2106 S B ST
RICHMOND, IN 47374

Legal

LOT 26 HAYNES



Transfer of Ownership

Date 01/01/1900 Owner WILSON, BRADLEY S Doc ID CO Book/Page / Adj Sale Price V/I

Notes

12/16/2021 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 (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$11,200, \$32,500, \$43,700, etc.).

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (44), Size (44x153), Factor (1.12), Rate (\$228), Adj. Rate (\$255), Ext. Value (\$11,220), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$11,220).

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.15, 44, etc.). Total Value is \$11,200.

Data Source Aerial

Collector 09/21/2021 rc

Appraiser 12/16/2021 lp

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1686 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	90	\$6,300
Porch, Enclosed Frame	140	\$11,600

**Plumbing**

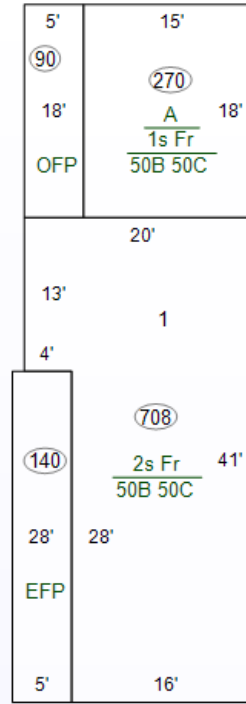
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	978	978	\$103,200	
2	1Fr	708	708	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic		270	0	\$4,900	
Bsmt		489	0	\$24,100	
Crawl		489	0	\$5,700	
Slab					

	Total Base	Value
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$180,400</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:978 2:708	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$188,100
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$17,900 \$206,000
Garages (+) 0 sqft	\$0 \$206,000
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
<b>Replacement Cost</b>	<b>\$157,590</b>

**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	1900	125 F		0.85		2,445 sqft	\$157,590	65%	\$55,160	30%	100%	0.760	1.000	100.00	0.00	0.00	\$29,300
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125 P	\$41.81	0.85	\$28.43	20'x30'	\$17,058	75%	\$4,260	0%	100%	0.760	1.000	100.00	0.00	0.00	\$3,200