

89-16-32-310-811.000-030

COLLINS, SHAUN MICHEAL

355 RICHMOND AVE

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-310-811.000-030
Local Parcel Number 46-32-310-811.000-29

Tax ID: 029-03790-00

Routing Number 4632310-076

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) 355 RICHMOND AVE RICHMOND, IN 47374

Zoning

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

COLLINS, SHAUN MICHEAL
719 S F ST
RICHMOND, IN 47374

Legal

LOT 91 HAYNES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/08/2012 and 01/01/1900 entries.

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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2022-2025.

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

Table with columns: 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 with columns: Description, Value. Rows include 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, Total Value.

Data Source Aerial

Collector 09/22/2021 rc

Appraiser 12/02/2021 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1664 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, Enclosed Frame	84	\$7,800
Porch, Open Frame	154	\$8,300
Patio, Concrete	112	\$800

Plumbing

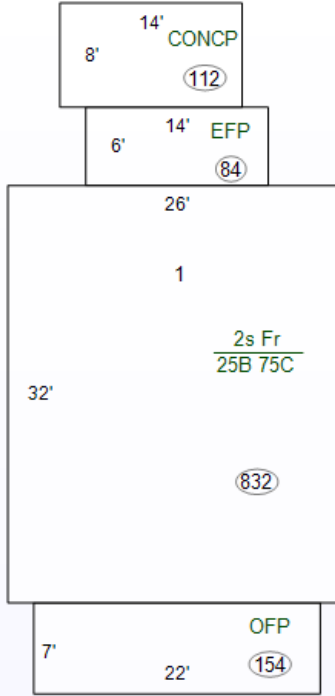
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	832	832	\$90,600	
2	1Fr	832	832	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		208	0	\$18,100	
Crawl		624	0	\$6,400	
Slab					

Total Base \$161,400

Adjustments 1 Row Type Adj. x 1.00 \$161,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:832 2:832 \$6,700
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$168,100

Sub-Total, 1 Units

Exterior Features (+)	\$16,900	\$185,000
Garages (+) 0 sqft	\$0	\$185,000
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$141,525

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	1955	70 A		0.85		1,872 sqft	\$141,525	47%	\$75,010	0%	100%	0.760	1.000	100.00	0.00	0.00	\$57,000
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125 F	\$67.14	0.85	\$45.66	12'x18'	\$9,862	65%	\$3,450	0%	100%	0.760	1.000	100.00	0.00	0.00	\$2,600