

89-16-32-320-122.000-030

BEARD, MICHAEL S

NW E ST

500, Vacant - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

General Information

Parcel Number
89-16-32-320-122.000-030

Local Parcel Number
46-32-320-122.000-29

Tax ID:
029-03936-00

Routing Number
4632320-068

Property Class 500
Vacant - Platted Lot

Ownership

BEARD, MICHAEL S
50 NW 19TH ST
RICHMOND, IN 47374

Legal

E 1/2 LOT 25 E & J R

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/22/2021	BEARD, MICHAEL S	2021010453	CW	/		I
11/02/2015	NEIGHBORHOOD SE	2015009182	QC	/	\$0	I
08/06/2015	CITY OF RICHMOND I	2015006602	WD	/	\$5,000	I
04/26/2011	DITTY, FRANKLYN D	2011002891	CM	/	\$500	I
03/31/2011	WAYNE COUNTY BO	2011002263	TS	/	\$0	I
02/11/2008	SNOWDEN, JIMMY W	2008001326	QC	/	\$0	I

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

10/27/2021 Misc: 2022 CHANGE PROPERTY CLASS PER INST# 2021010453 10-22-2021

7/11/2017 Misc: 2018 GENERAL REVALUATION



Res

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
4632320

Location Address (1)
NW E ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$5,600	Land	\$5,600	\$4,800	\$4,200	\$4,200	\$4,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$5,600	Land Non Res (2)	\$5,600	\$4,800	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$4,200	\$4,200	\$4,200
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$5,600	Total	\$5,600	\$4,800	\$4,200	\$4,200	\$4,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$5,600	Total Non Res (2)	\$5,600	\$4,800	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$4,200	\$4,200	\$4,200

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		25	25x214	1.23	\$228	\$280	\$7,000	-20%	1.0000	0.00	100.00	0.00	\$5,600

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.12
Actual Frontage	25
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$0
CAP 2 Value	\$5,600
CAP 3 Value	\$0
Total Value	\$5,600

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Review Group 2030

Data Source Aerial

Collector 12/02/2021 Nexus

Appraiser 12/02/2021

