

89-16-32-320-205.000-030

BRYANT, CECIL R JR

132 NW E ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-320-205.000-030
Local Parcel Number 46-32-320-205.000-29

Tax ID: 029-03808-00

Routing Number 4632320-111

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 4632320

Location Address (1)
132 NW E ST
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

BRYANT, CECIL R JR
1132 RIDGE ST
RICHMOND, IN 47374

Legal

18.34 FT OFF ENT W SIDE LOT 8 & 10 FT OFF
ENT E SIDE LOT 9 W S S SYND PART HAYNES
ADDN



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 (\$6,800, \$2,400, \$9,200, 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. (28), Size (28x135), Factor (1.06), Rate (\$228), Adj. Rate (\$242), Ext. Value (\$6,776), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$6,780).

Res

Table with columns: Land Computations (Calculated Acreage 0.09, Actual Frontage 28, etc.), Land Computations (Developer Discount, Parcel Acreage 0.09, 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 0.09, 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 \$6,800, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$6,800).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/18/2009 and 01/01/1900 transfers.

Notes

12/16/2021 Misc: 2022: GENERAL REVALUATION

Data Source Aerial

Collector 10/22/2021 rc

Appraiser 12/16/2021 lp

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 840 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	192	\$10,100

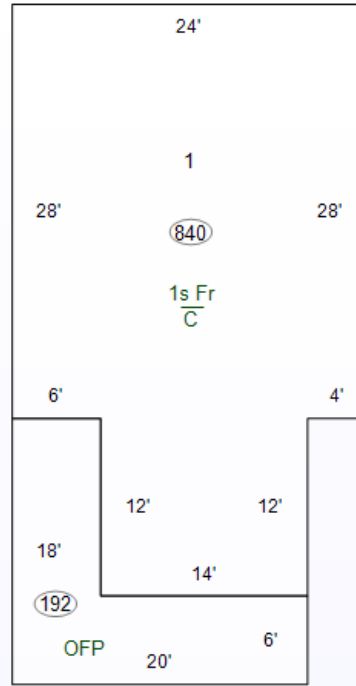
Plumbing

	#	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	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	840	840	\$92,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	840	0	\$7,000	
Slab				

Total Base			\$99,700
Adjustments	1 Row Type Adj. x 1.00		\$99,700
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)		1:792	(\$4,500)
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit			\$95,200
Sub-Total, 1 Units			
Exterior Features (+)	\$10,100		\$105,300
Garages (+) 0 sqft	\$0		\$105,300
Quality and Design Factor (Grade)			0.70
Location Multiplier			0.85
Replacement Cost			\$62,654

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	1	Wood Fr	D-1	1920	1920	105 VP		0.85		840 sqft	\$62,654	95%	\$3,130	0%	100%	0.760	1.000	100.00	0.00	0.00	\$2,400
2: Utility Shed	1	SV	D	1960	1960	65 VP		0.85		8'x10'		85%		0%	100%	0.760	1.000	100.00	0.00	0.00	\$0