

89-16-32-320-303.000-030

WILLIAMS, BRIAN

117 NW E ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number
89-16-32-320-303.000-030

Local Parcel Number
46-32-320-303.000-29

Tax ID:
029-42887-00

Routing Number
4632320-092

Ownership

WILLIAMS, BRIAN
2236 GUERNSEY DELL AVE
DAYTON, OH 45404

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/21/2023	WILLIAMS, BRIAN	2023007259	WD	/	\$13,000	I
08/31/2023	FAMILY FIRST HOUSI	2023006720	WD	/	\$5,500	I
06/26/2023	DRUDGE, NATHANUL	2023004780	QC	/	\$2,500	I
04/02/2019	EQUITY & HELP INC,	2019002473	SW	/	\$16,750	I
10/26/2018	PNC BANK NATIONA	2018008642	SH	/	\$21,750	I
01/01/1900	BISHOP, BRETT A &		CO	/		I

Notes

2/20/2024 Misc: 2024;SALES REVIEW

12/16/2021 Misc: 2022: GENERAL REVALUATION

11/20/2019 Misc: 2020 PER F/C: ADD WDDK

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Legal

LOT 38 HAYNES ADDN



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)
117 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	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$11,000	Land	\$11,000	\$9,300	\$8,200	\$8,200	\$8,200
\$11,000	Land Res (1)	\$11,000	\$9,300	\$8,200	\$8,200	\$8,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$11,700	Improvement	\$11,700	\$10,000	\$16,400	\$16,600	\$16,800
\$11,700	Imp Res (1)	\$11,700	\$10,000	\$16,400	\$16,600	\$16,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$22,700	Total	\$22,700	\$19,300	\$24,600	\$24,800	\$25,000
\$22,700	Total Res (1)	\$22,700	\$19,300	\$24,600	\$24,800	\$25,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		43	43x153	1.12	\$228	\$255	\$10,965	0%	1.0000	100.00	0.00	0.00	\$10,970

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

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source Aerial **Collector** 10/22/2021 rc **Appraiser** 12/16/2021 lp

Land Computations

Calculated Acreage	0.15
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$11,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,000

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1152 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	80	\$7,800
Wood Deck	168	\$4,100

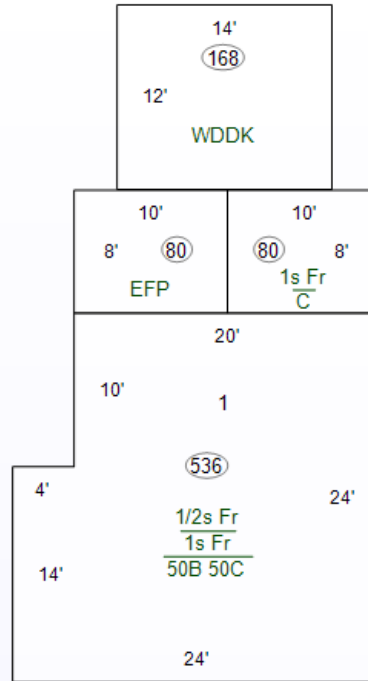
Plumbing

	#	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	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	616	616	\$74,600	
2				
3				
4				
1/4				
1/2 1Fr	536	536	\$27,100	
3/4				
Attic				
Bsmt	268	0	\$19,400	
Crawl	348	0	\$4,800	
Slab				

Total Base \$125,900

Adjustments 1 Row Type Adj. x 1.00 \$125,900

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

Sub-Total, One Unit \$125,900

Sub-Total, 1 Units

Exterior Features (+)	\$11,900	\$137,800
Garages (+) 0 sqft	\$0	\$137,800
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.85	

Replacement Cost \$81,991

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 1/2	Wood Fr	D-1	1940	1940	85	P		0.85		1,420 sqft	\$81,991	75%	\$20,500	25%	100%	0.760	1.000	100.00	0.00	0.00	\$11,700