

89-16-32-320-410.000-030

JAMES, DONALD E

46 RICHMOND AVE

500, Vacant - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

General Information

Parcel Number 89-16-32-320-410.000-030
Local Parcel Number 46-32-320-410.000-29

Tax ID: 029-25056-00

Routing Number 4632320-052

Property Class 500 Vacant - 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 S-029 WAYNE-295244 SOUTH (029)

Section/Plat 4632320

Location Address (1) 46 RICHMOND AVE 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

JAMES, DONALD E 85 NW E ST RICHMOND, IN 47374

Legal

35 X 81 1/2 FT W PT LOT 28 EJ R

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/14/2017 to 01/01/1900.

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION
11/2/2021 Misc: 2022: GENERAL REVALUATION
3/15/2011 : 2010 C OF E: ADJUST VALUE DUE TO COMMISSIONER'S SALE
11/16/2009 : 2010: REMOVED DWELLING & DET. GARAGE PER F/C FOR PERMIT #30842 11-10-09.



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation details for 2025, 2024, and 2023.

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: Computation Name, Value. Rows include Calculated Acreage (0.07), Actual Frontage (35), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$5,200), CAP 3 Value (\$0), Total Value (\$5,200).

Data Source Aerial

Collector 10/20/2021 jf

Appraiser 11/02/2021 en

