

89-16-32-320-611.000-030

PAMPLIN, MICHAEL

207 RICHMOND AVE

520, 2 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/4

General Information

Parcel Number 89-16-32-320-611.000-030
Local Parcel Number 46-32-320-611.000-29

Ownership

PAMPLIN, MICHAEL
209 RICHMOND AVE
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/01/2010 and 01/01/1900.

Notes

12/2/2021 Misc: 2022 GENERAL REVALUATION

Tax ID: 029-53306-00

Legal

LOT 109 HAYNES

Routing Number 4632320-035

Property Class 520 RENTAL
2 Family Dwell - Platted Lot



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 SOUTH R WAYNE-295244 SOUTH RENTAL (

Section/Plat 4632320

Location Address (1) 207 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

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values 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. Row shows values for F, F, 44, 44x153, 1.12, \$228, \$255, \$11,220, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,220.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.15), Actual Frontage (44), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$11,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,200).

Data Source Aerial

Collector 10/20/2021 rc

Appraiser 12/02/2021 gw

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1218 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, Open Frame	180	\$9,200
Wood Deck	144	\$3,700

Plumbing

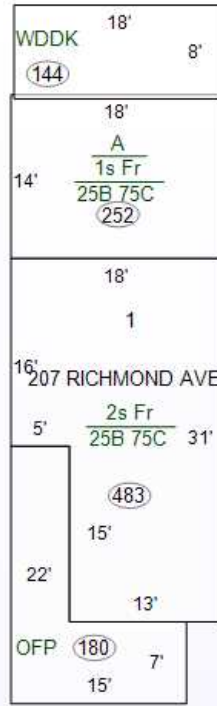
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	735	735	\$82,500	
2 1Fr	483	483	\$33,500	
3				
4				
1/4				
1/2				
3/4				
Attic	252	0	\$4,800	
Bsmt	184	0	\$17,700	
Crawl	551	0	\$6,000	
Slab				

Total Base \$144,500

Adjustments 2 Row Type Adj. x 0.95 \$137,275

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$137,275

Sub-Total, 1 Units

Exterior Features (+)	\$12,900	\$150,175
Garages (+) 0 sqft	\$0	\$150,175
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$114,884

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1920	1920	105	A			0.85		1,654 sqft	\$114,884	50%	\$57,440	25%	100%	0.760	1.000	100.00	0.00	0.00	\$32,700

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Roofing

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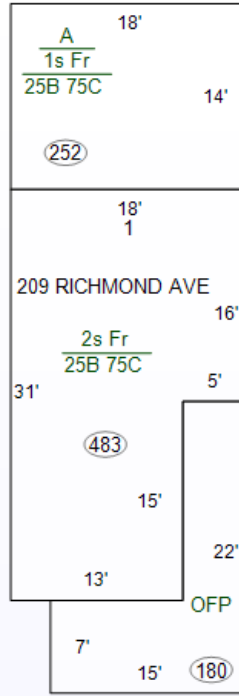
	#	TF
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A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$137,275

Sub-Total, 1 Units

Exterior Features (+)	\$9,200	\$146,475
Garages (+) 0 sqft	\$0	\$146,475
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$112,053

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	1920	1920	105 A		0.85		1,654 sqft	\$112,053	50%	\$56,030	25%	100%	0.760 1.000	100.00	0.00	0.00	\$31,900

