

89-16-33-310-736.000-030

ROWLAND, H MARK

2 HOWARD PL

510, 1 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952

1/2

General Information

Parcel Number 89-16-33-310-736.000-030
Local Parcel Number 46-33-310-736.000-29

Ownership

ROWLAND, H MARK
327 N 10TH ST APT 2
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/17/2014 ROWLAND, H MARK and 01/01/1900 MORGAN, FRED A &

Notes

8/1/2024 CYCLICAL: 2025 GENERAL REVAL

Tax ID: 029-17987-00

Legal

LOT 2 HOWARD PLACE *TIF*

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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)

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295273-029 WAYNE-295273 (029)
Section/Plat 4633310
Location Address (1) 2 HOWARD PL RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.02), Actual Frontage (19), Developer Discount, Parcel Acreage (0.02), 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 (0.02), 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 (\$1,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,800)

Zoning ZO01 Residential

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: F, F, 19, 19x52, 0.58, \$168, \$97, \$1,843, 0%, 1.0000, 100.00, 0.00, 0.00, \$1,840

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 04/05/2024 js

Appraiser 08/01/2024 Nexus

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1008 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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 type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Masonry	72	\$5,700
Porch, Enclosed Frame	32	\$4,800

Plumbing

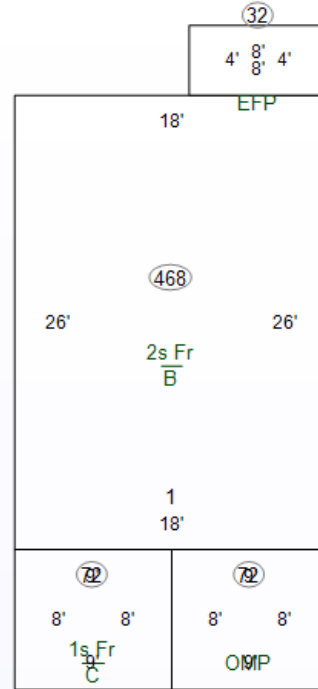
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	540	540	\$68,400	
2	1Fr	468	468	\$33,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		468	0	\$23,400	
Crawl		72	0	\$3,200	
Slab					

Total Base \$128,500

Adjustments 11 Row Type Adj. x 0.7 \$97,660

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:540 2:468 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$102,660

Sub-Total, 1 Units

Exterior Features (+)	\$10,500	\$113,160
Garages (+) 0 sqft	\$0	\$113,160
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$86,567

Specialty Plumbing

Description	Count	Value
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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		1,476 sqft	\$86,567	50%	\$43,280	0%	100%	0.830	1.000	100.00	0.00	0.00	\$35,900