

89-16-34-230-201.000-030

BROYLES, THOMAS M & KELLY

3311 GLEN HILLS DR

510, 1 Family Dwell - Platted Lot

WAYNE-293294 (029)/2932

1/2

General Information

Parcel Number 89-16-34-230-201.000-030
Local Parcel Number 46-34-230-201.000-29

Tax ID: 029-30089-00

Routing Number

Property Class 510
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 293294-029
WAYNE-293294 (029)

Section/Plat 4634230

Location Address (1)
3311 GLEN HILLS DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

BROYLES, THOMAS M & KELLY M
301 S 22ND ST
RICHMOND, IN 47374

Legal

LOT 40 GLEN HILLS 1ST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/19/2024 to 01/01/1900.

Notes

8/9/2024 Misc: 2025 GENERAL REVALUATION
9/29/2020 Misc: 2021 SALES REVIEW
2021 GENERAL REVAL



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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). 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, 100, 100x151, 1.12, \$302, \$338, \$33,800, 0%, 1.0000, 100.00, 0.00, 0.00, \$33,800.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.35), Actual Frontage (100), Developer Discount, Parcel Acreage (0.35), 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 (0.35), 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 (\$33,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$33,800).

Data Source External Only

Collector 07/22/2024 js

Appraiser 08/09/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1637 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
Wood Deck	400	\$7,900

Plumbing

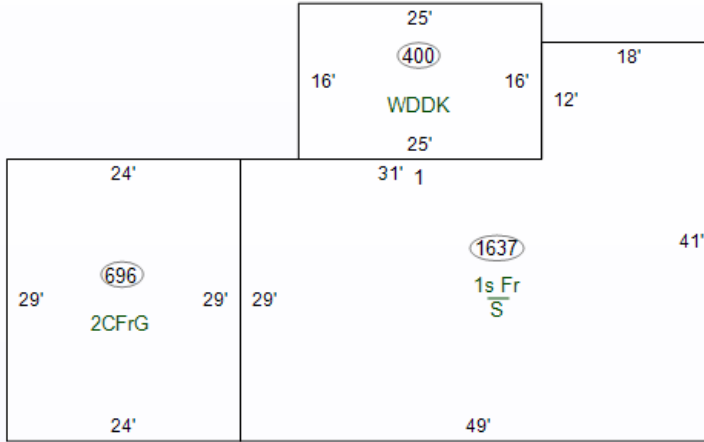
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1637	1637	\$142,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1637	0	\$0	
				Total Base	\$142,100

Adjustments

1 Row Type Adj. x 1.00		\$142,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1637	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$149,500

Sub-Total, 1 Units

Exterior Features (+)	\$7,900	\$157,400
Garages (+) 696 sqft	\$27,500	\$184,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$157,165

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	1	Wood Fr	C	1958	2008	17	A			0.85		1,637 sqft	\$157,165	16%	\$132,020	0%	100%	1.230	1.000	100.00	0.00	0.00	\$162,400