

89-16-34-230-307.000-030

HAYS, ROBERT & MARY CATHE

3151 FOREST DR

510, 1 Family Dwell - Platted Lot

WAYNE-293294 (029)/2932

1/2

General Information

Parcel Number
89-16-34-230-307.000-030
Local Parcel Number
46-34-230-307.000-29

Tax ID:
029-18170-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029)
School Corp 8385
Neighborhood 293294-029
Section/Plat 4634230
Location Address (1)
3151 FOREST DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

Ownership

HAYS, ROBERT & MARY CATHERINE
3151 FOREST DR
RICHMOND, IN 47374

Legal

LOT 69 GLEN HILLS 2ND SUB DIV



Transfer of Ownership

Date 01/01/1900
Owner HAYS, ROBERT & MA
Doc ID
Code CO
Book/Page /
Adj Sale Price
V/I

Notes

8/9/2024 Misc: 2025 GENERAL REVALUATION
10/5/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1244 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
Patio, Brick	136	\$2,300
Patio, Concrete	171	\$1,300
Wood Deck	288	\$6,300
Stoop, Masonry	96	\$3,200

Plumbing

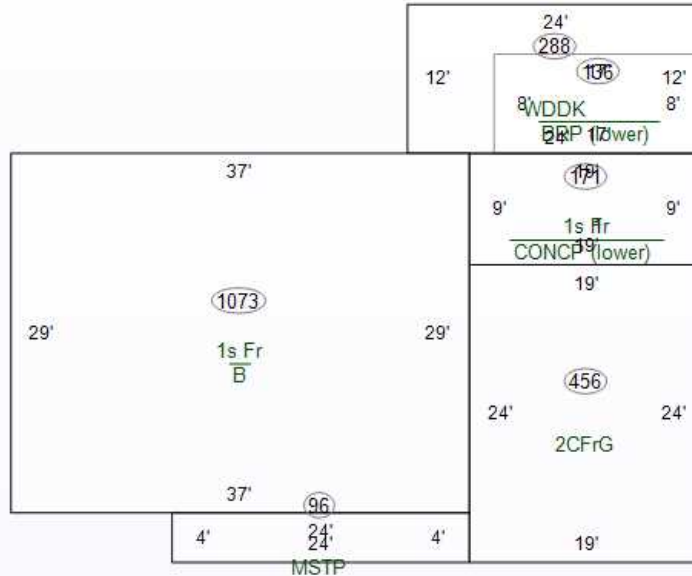
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1244	1244	\$121,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1073	0	\$36,300	
Crawl				
Slab				

Total Base \$157,300

Adjustments 1 Row Type Adj. x 1.00 \$157,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:500	\$9,200
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1244	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$177,800

Sub-Total, 1 Units

Exterior Features (+)	\$13,100	\$190,900
Garages (+) 456 sqft	\$18,900	\$209,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$187,247

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+1	1964	1964	61	F			0.85		2,317 sqft	\$187,247	47%	\$99,240	0%	100%	1.230	1.000	100.00	0.00	0.00	\$122,100