

89-16-34-230-315.000-030

FISHER, LOWELL EUGENE JR &

3243 FOREST DR

510, 1 Family Dwell - Platted Lot

WAYNE-293294 (029)/2932

General Information

Parcel Number 89-16-34-230-315.000-030
Local Parcel Number 46-34-230-315.000-29

Tax ID: 029-12701-00

Routing Number

Property Class 510 RENTAL
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) 3243 FOREST DR 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 2029

Ownership

FISHER, LOWELL EUGENE JR & MA 1946 SR 227 N RICHMOND, IN 47374

Legal

LOT 61 GLEN HILLS 2ND SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2013.

Notes

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



Res

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 valuation data from 2022 to 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 data for F, F, 100, 100x189, 1.19, \$302, \$359, \$35,900, -25%, 1.0000, 100.00, 0.00, 0.00, \$26,930.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.43), Actual Frontage (100), Developer Discount, Parcel Acreage (0.43), 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 (0.43), 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 (\$26,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,900).

Data Source External Only

Collector 07/23/2024 js

Appraiser 08/09/2024 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1073 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, Concrete | 180  | \$1,300 |

**Plumbing**

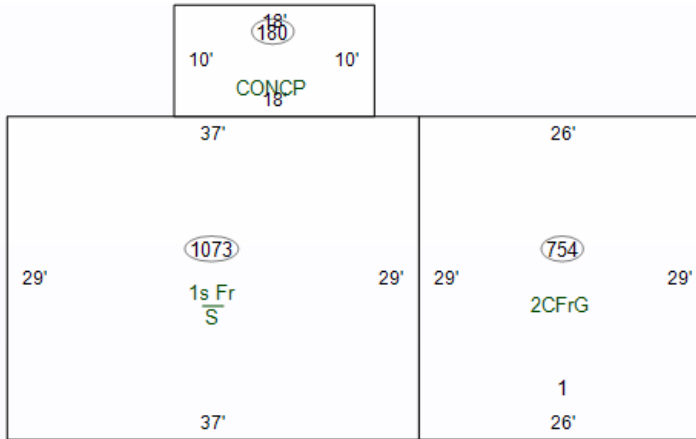
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 1 | 2  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 7  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 5 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr        | 1073 | 1073   | \$110,000 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        |      |        |           |        |
| Bsmt         |      |        |           |        |
| Crawl        |      |        |           |        |
| Slab         | 1073 | 0      | \$0       |        |

**Total Base** \$110,000

**Adjustments** 1 Row Type Adj. x 1.00 \$110,000

|                  |                   |         |
|------------------|-------------------|---------|
| Unfin Int (-)    |                   | \$0     |
| Ex Liv Units (+) |                   | \$0     |
| Rec Room (+)     |                   | \$0     |
| Loft (+)         |                   | \$0     |
| Fireplace (+)    |                   | \$0     |
| No Heating (-)   |                   | \$0     |
| A/C (+)          | 1:1073            | \$4,000 |
| No Elec (-)      |                   | \$0     |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 | \$1,600 |
| Spec Plumb (+)   |                   | \$0     |
| Elevator (+)     |                   | \$0     |

**Sub-Total, One Unit** \$115,600

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$1,300  | \$116,900 |
| Garages (+) 754 sqft              | \$29,000 | \$145,900 |
| Quality and Design Factor (Grade) |          | 0.95      |
| Location Multiplier               |          | 0.85      |
| <b>Replacement Cost</b>           |          | \$117,814 |

**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   | 1959       | 1959     | 66      | A      |    |           | 0.85 |          | 1,073 sqft | \$117,814 | 42%      | \$68,330      | 0%      | 100% | 1.230 | 1.000 | 100.00 | 0.00  | 0.00  | \$84,000     |