

89-16-34-430-605.000-030

WEISS, CHRISTOPHER

3205 AVON LN

510, 1 Family Dwell - Platted Lot

WAYNE-294291 (029)/2942

1/2

General Information

Parcel Number 89-16-34-430-605.000-030
Local Parcel Number 46-34-430-605.000-29

Tax ID: 029-10232-00

Routing Number 4634430-065

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 294291-029
WAYNE-294291 (029)

Section/Plat 4634430

Location Address (1)
3205 AVON LN
RICHMOND, IN 47374

Zoning

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

WEISS, CHRISTOPHER
3205 AVON LN
RICHMOND, IN 47374

Legal

LOTS 94 & 95 RAVINIA PARK 1ST



Transfer of Ownership

Date 01/01/1900 Owner WEISS, CHRISTOPH Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/11/2024 Misc: 2025 GENERAL REVAUATION
10/2/2018 Misc: 2019 GENERAL REVALUATION

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, 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). Includes monetary values for each category.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 1: F, F, 120, 120x120, 0.90, \$269, \$242, \$29,040, 0%, 1.0000, 100.00, 0.00, 0.00, \$29,040.

Land Computations

Table with columns: Land Computations, Value. Rows include: Calculated Acreage (0.33), Actual Frontage (120), Developer Discount, Parcel Acreage (0.33), 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 (0.33), 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 (\$29,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,000).

Data Source External Only

Collector 09/04/2024 js

Appraiser 10/11/2024 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1408 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
Patio, Concrete	240	\$1,900

Plumbing

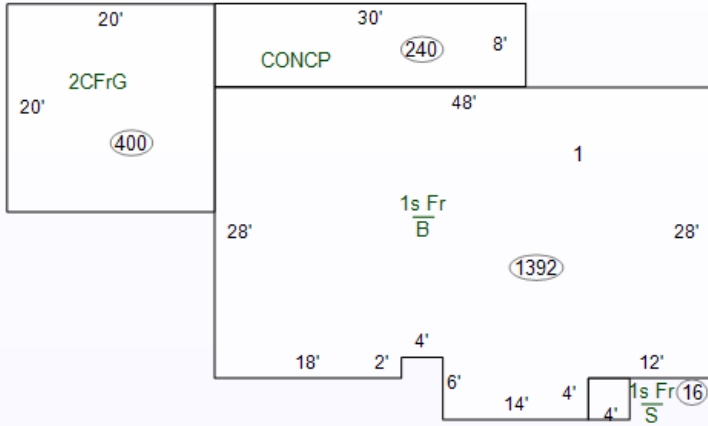
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

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
Whirl Pool (4)	1	\$7,500

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1408	1408	\$129,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1392	0	\$43,200	
Crawl				
Slab	16	0	\$0	
Total Base			\$172,300	

Adjustments

1 Row Type Adj. x 1.00	\$172,300
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1408 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$7,500
Elevator (+)	\$0
Sub-Total, One Unit	\$190,500

Sub-Total, 1 Units

Exterior Features (+)	\$1,900	\$192,400
Garages (+) 400 sqft	\$17,600	\$210,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$178,500

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	1	Wood Fr	C	1953	1953	72 A		0.85		2,800 sqft	\$178,500	45%	\$98,180	9%	100%	1.100	1.000	100.00	0.00	0.00	\$98,300
2: Gazebo - Ave Quality	1		C	2005	2005	20 A	\$44.91	0.85	\$38.17	10'x10'	\$3,817	40%	\$2,290	0%	100%	1.100	1.000	100.00	0.00	0.00	\$2,500