

89-16-34-440-403.000-030

VAN AUSDAL, MEREDITH & JEA

3229 AVON LN

510, 1 Family Dwell - Platted Lot

WAYNE-294291 (029)/2942

1/2

General Information

Parcel Number
89-16-34-440-403.000-030
Local Parcel Number
46-34-440-403.000-29

Tax ID:
029-43117-00

Routing Number
4634440-027

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
4634440

Location Address (1)
3229 AVON LN
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

VAN AUSDAL, MEREDITH & JEANNIN
3229 AVON LN
RICHMOND, IN 47374

Legal

LOT 89 RAVINIA PARK 1ST



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 03/16/2010 and 01/01/1900.

Notes

10/11/2024 Misc: 2025 GENERAL REVAUATION
10/2/2018 Misc: 2019 GENERAL REVALUATION - CORRECT CNPY/CONCP, DET GAR SIZE

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, Improvement, Total. Rows show values for years 2022-2025.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 09/04/2024 js

Appraiser 10/11/2024 Nexus

Total Value \$15,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1025 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
Porch, Open Frame	126	\$7,500
Patio, Concrete	342	\$2,500
Canopy, Shed Type	279	\$2,100

Plumbing

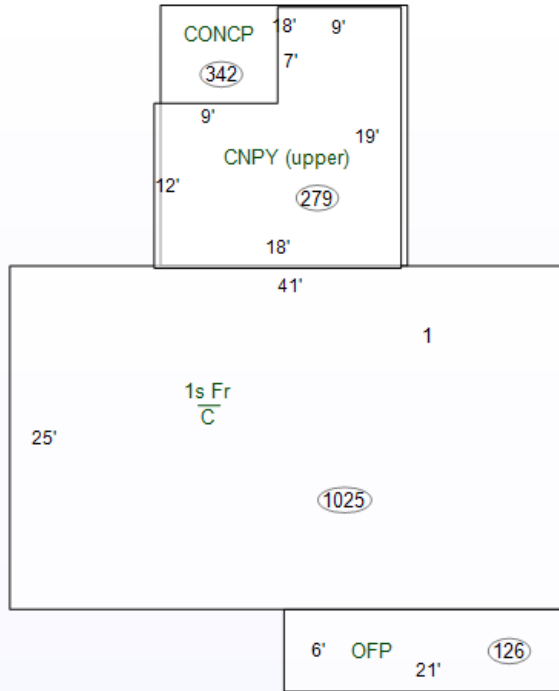
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1025	1025	\$106,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1025	0	\$7,700	
Slab				

Total Base	\$114,600
Adjustments	1 Row Type Adj. x 1.00
Total	\$114,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1025 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$118,400
Sub-Total, 1 Units	\$118,400
Exterior Features (+)	\$12,100 \$130,500
Garages (+) 0 sqft	\$0 \$130,500
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
Replacement Cost	\$110,925

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	1948	1985	40 A		0.85		1,025 sqft	\$110,925	28%	\$79,870	0%	100%	1.100	1.000	100.00	0.00	0.00	\$87,900
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75 A	\$44.13	0.85	\$37.51	16'x30'	\$18,005	45%	\$9,900	0%	100%	1.100	1.000	100.00	0.00	0.00	\$10,900