

89-18-06-440-102.000-030

BRAGG, BYRON S

911 COLLEGE AVE

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-06-440-102.000-030
Local Parcel Number 50-06-440-102.000-29
Tax ID: 029-99695-00
Routing Number

Ownership

BRAGG, BYRON S
911 COLLEGE AVE
RICHMOND, IN 47374
Legal LOT 24 GLEN ELSA

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/16/2022 to 01/01/1900.

Notes

7/25/2023 Misc: 2024 GENERAL REVAL

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294394-029 WAYNE-294394 (029)
Section/Plat 5006440
Location Address (1) 911 COLLEGE AVE RICHMOND, IN 47374

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2023 and 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, 90, 90x162, 1.14, \$302, \$344, \$30,960, 0%, 1.0000, 100.00, 0.00, 0.00, \$30,960.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.33), Actual Frontage (90), Parcel Acreage (0.34), Total Acres Farmland (0.34), and Total Value (\$31,000).

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 07/18/2023 js

Appraiser 07/25/2023 Nexus

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1448 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input 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
Canopy, Roof Extension	102	\$1,600
Stoop, Masonry	102	\$3,200
Wood Deck	400	\$7,900

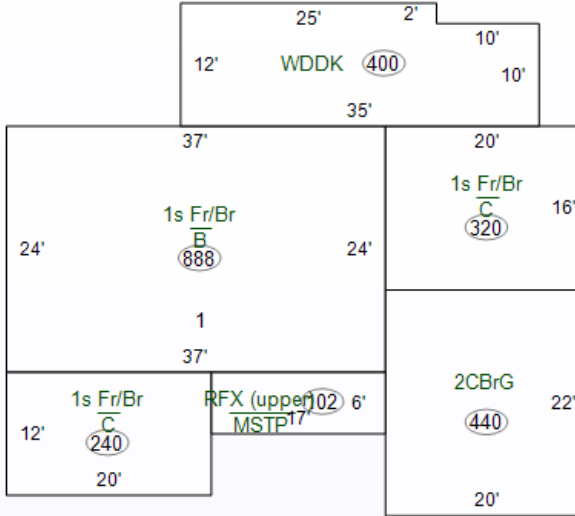
**Plumbing**

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>6</b>	<b>12</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>8</b>

**Heat Type**



Specialty Plumbing		
Description	Count	Value
WDDK (400)	1	
1s Fr/Br (888)	1	
1s Fr/Br (320)	1	
1s Fr/Br (240)	1	
RFX (upper) (102)	1	
2CBrG (440)	1	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1448	1448	\$143,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		888	0	\$32,600	
Crawl		560	0	\$6,000	
Slab					

**Total Base** \$181,900

**Adjustments** 1 Row Type Adj. x 1.00 \$181,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1448	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$196,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,700	\$209,300
Garages (+) 440 sqft	\$19,400	\$228,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

**Replacement Cost** \$184,675

**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: Single-Family	1	5/6 Maso	C-1	1955	1955	70	A		0.85		2,336 sqft	\$184,675	42%	\$107,110	0%	100%	1.190	1.000	100.00	0.00	0.00	\$127,500
2: Utility Shed	1	SV	C	2022	2022	3	A		0.85		8'x12'		15%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0