

89-18-10-200-228.000-030

THOMAS, BRANDON & BLANCA

3323 PARTRIDGE LN

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-10-200-228.000-030
Local Parcel Number 50-10-200-228.000-29

Tax ID: 029-37613-00

Routing Number 5010200-085

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 293454-029
WAYNE-293454 (029)

Section/Plat 5010200

Location Address (1)
3323 PARTRIDGE LN
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

THOMAS, BRANDON & BLANCA L
3323 PARTRIDGE LN
RICHMOND, IN 47374

Legal

LOT 26 HUNTERS POINTE SEC 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/01/2019 to 01/01/1900.

Notes

11/17/2022 Misc: 2023 GENERAL REVAL

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 11/07/2022 jh

Appraiser 11/17/2022 Nexus

Total Value \$46,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3248 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
Wood Deck	450	\$9,600
Stoop, Masonry	32	\$1,800

Plumbing

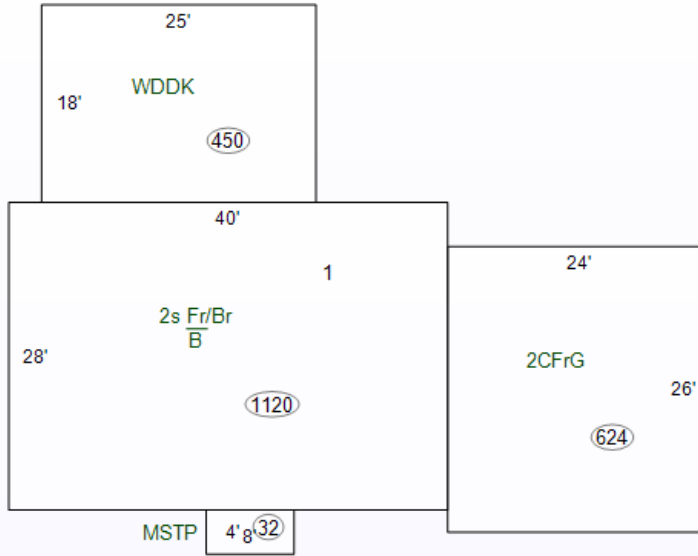
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	7	14

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1120	1120	\$116,900	
2	92	1120	1120	\$59,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1120	1008	\$76,100	
Crawl					
Slab					

Total Base \$252,900

Adjustments 1 Row Type Adj. x 1.00 \$252,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1120 2:1120	\$6,200
No Elec (-)		\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800	\$7,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$270,800

Sub-Total, 1 Units

Exterior Features (+)	\$11,400	\$282,200
Garages (+) 624 sqft	\$24,700	\$306,900
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85

Replacement Cost \$299,995

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	2	2/6 Maso	B-1	1987	1992	33	A		0.85		3,360 sqft	\$299,995	24%	\$228,000	0%	100%	1.220	1.000	100.00	0.00	0.00	\$278,200