

General Information

Parcel Number 89-07-29-000-206.003-032
Local Parcel Number 21-29-000-206.038-17

Tax ID: 017-00047-03

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County WAYNE

Township WEBSTER TOWNSHIP

District 032 (Local 017) WEBSTER TOWNSHIP

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 174409-017 WEBSTER-174409 (017)

Section/Plat 2129000

Location Address (1) 5130 KING RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

KIRKLAND, TRACY J JR & DANIELLE 5130 KING RD RICHMOND, IN 47374

Legal

LOT 2 WINDING CREEK SEC 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/01/1900 to 02/06/2017.

Notes

1/28/2025 Misc: 2025 GERNERAL REVAUATION
7/16/2020 Misc: 2021 GENERAL REVAL
3/6/2018 Misc: remove obsol per nexus 3/6/18



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows include land parcels 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.09), Actual Frontage (0), Developer Discount, Parcel Acreage (3.09), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.98), Total Acres Farmland (0.00), 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 (\$19,600), 91/92 Value (\$8,900), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$8,900), CAP 3 Value (\$0), Total Value (\$28,500).

General Information

Occupancy Single-Family
 Description MH W / C
 Story Height 1
 Style N/A
 Finished Area 1326 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	200	\$10,100
Wood Deck	352	\$7,100
Canopy, Shed Type	264	\$2,100

Plumbing

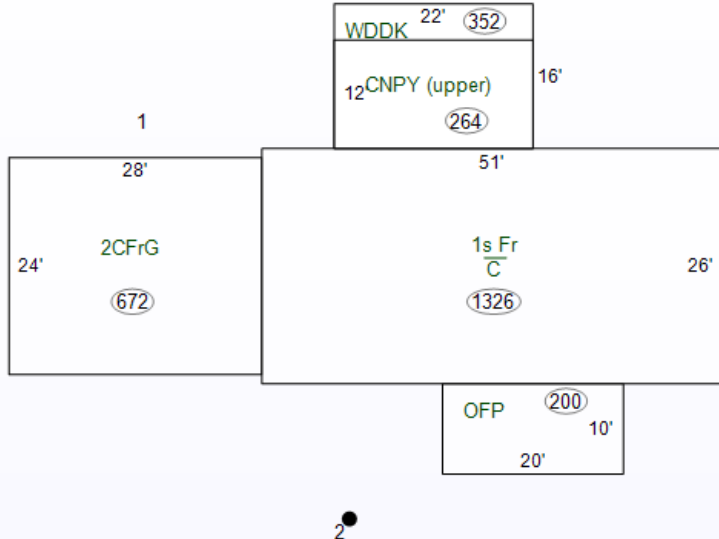
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1326	1326	\$125,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1326	0	\$8,900	
Slab				

Total Base \$134,400

Adjustments 1 Row Type Adj. x 1.00 \$134,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1326	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$141,200

Sub-Total, 1 Units

Exterior Features (+) \$19,300 \$160,500

Garages (+) 672 sqft \$26,000 \$186,500

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$134,746

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: MH W / C	1	Wood Fr	D+1	1997	1997	28	A		0.85		1,326 sqft	\$134,746	28%	\$97,020	0%	100%	1.230	1.000	100.00	0.00	0.00	\$119,300
2: Type 3 Barn	1	T3AW	C	2002	2002	23	A	\$19.27	0.85		30' x 40' x 10'	\$18,512	45%	\$10,180	0%	100%	1.230	1.000	100.00	0.00	0.00	\$12,500