

89-10-22-120-124.000-005

KUHNER, HERBERT A & MELITA

3368 NW C ST

510, 1 Family Dwell - Platted Lot

CENTER-995550 (004)/9955 1/2

General Information

Parcel Number 89-10-22-120-124.000-005
Local Parcel Number 31-22-120-124.000-04

Tax ID: 004-00421-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004)
CENTER TOWNSHIP - SANITARY

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 995550-004
CENTER-995550 (004)

Section/Plat 3122120

Location Address (1)
3368 NW C ST
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 2027

Ownership

KUHNER, HERBERT A & MELITA C
3368 NW C ST
RICHMOND, IN 47374

Legal

LOT 93 TOSCHLOG SUB DIV 7TH ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/01/1900 to 02/21/2025.

Notes

8/1/2023 Appeal: 2023 APPEAL DECISION BASED UPON SALES REVIEW 07-07-2023
2/28/2023 Misc: 2023 GENERAL REVALUATION

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show valuation data for 2023 and 2024.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 F, F, 100, 100x178, 1.12, \$286, \$320, \$32,000, 0%, 1.0000, 100.00, 0.00, 0.00, \$32,000.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.41), Actual Frontage (100), Developer Discount, Parcel Acreage (0.41), 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 (0.41), 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 (\$32,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$32,000).

Data Source External Only

Collector 10/20/2022 rc

Appraiser 02/28/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1856 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
Bay	16	\$3,200
Canopy, Roof Extension	176	\$2,400
Stoop, Masonry	176	\$4,100
Wood Deck	490	\$9,600
Porch, Open Frame	490	\$20,300

Plumbing

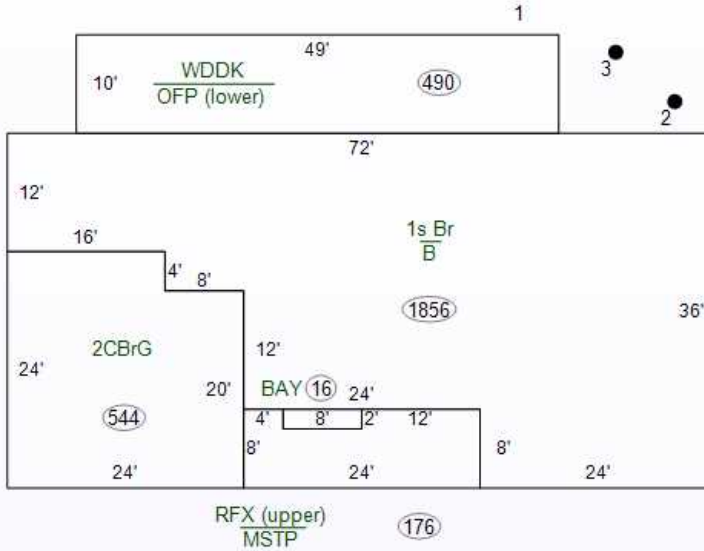
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
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	7	1856	1856	\$173,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1856	0	\$52,400	
Crawl					
Slab					

Total Base	\$225,700
Adjustments	1 Row Type Adj. x 1.00
Total	\$225,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1576	\$15,300
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1856	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$255,100
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Sub-Total, 1 Units

Exterior Features (+)	\$39,600	\$294,700
Garages (+) 544 sqft	\$22,300	\$317,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$269,450

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	Brick	C	1978	1978	47	A		0.85		3,712 sqft	\$269,450	35%	\$175,140	15%	100%	1.080	1.000	100.00	0.00	0.00	\$160,800
2: Car Shed	1	SV	E	2013	2013	12	F		0.85				30%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	2010	2010	15	A		0.85		8'x16'		45%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0