

General Information

Parcel Number 89-10-28-200-229.013-005
Local Parcel Number 31-28-200-229.130-04

Tax ID: 004-00813-13

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 943015-004
CENTER-943015 (004)

Section/Plat 3128200

Location Address (1)
4429 GARY LN
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

KAISER, GREG M & ANDREA L KAIS
4429 GARY LN
RICHMOND, IN 47374

Legal

LOT 34 ROLLING PLAINS SUB DIV SEC 3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 09/19/2023 KAISER, GREG M & A and 01/01/1900 HAYDEN, JERRY W &

Notes

11/3/2023 Sales Disclosure: 2024 SALES REVIEW

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

Table with columns: Year (2025-2022), 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). Includes monetary values for each category.

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, 94, 94x94, 0.86, \$286, \$246, \$23,124, 0%, 1.0000, 100.00, 0.00, 0.00, \$23,120.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (94), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$23,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$23,100).

Data Source Aerial

Collector 09/11/2023

Sale

Appraiser 11/03/2023 ts

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2566 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	156	\$8,300
Porch, Open Frame	120	\$7,500
Patio, Concrete	160	\$1,200

Plumbing

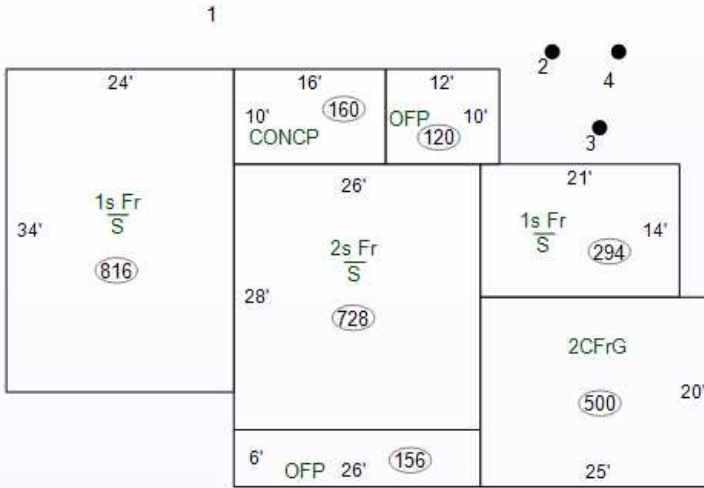
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1838	1838	\$157,400	
2	1Fr	728	728	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1838	0	\$0	

Total Base \$200,600

Adjustments 1 Row Type Adj. x 1.00 \$200,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1838 2:728	\$6,900
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$217,000

Sub-Total, 1 Units

Exterior Features (+)	\$17,000	\$234,000
Garages (+) 500 sqft	\$20,100	\$254,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$226,784

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	Wood Fr	C+1	1999	2005	20	A		0.85		2,566 sqft	\$226,784	20%	\$181,430	0%	100%	1.170	1.000	100.00	0.00	0.00	\$212,300
2: Pool, Above Ground (Oval)	1	SV	D	2005	2005	20	A		0.85		16'x24'		85%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	C	2000	2000	25	A		0.85		12'x12'		55%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0
4: Wood Deck (free standing)	1	SV	C	2006	2006	19	A		0.85		8'x8'		18%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0