

89-10-28-200-229.057-005

General Information

Parcel Number
89-10-28-200-229.057-005

Local Parcel Number
31-28-200-229.570-04

Tax ID:
004-00813-57

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)
4490 VIRGINIA AVE
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2027

TINCHER, DONALD W & REBEC

Ownership

TINCHER, DONALD W & REBECCA L
4490 VIRGINIA AVE
RICHMOND, IN 47374

Legal

LOT 45 ROLLING PLAINS SUB DIV SEC 4

4490 VIRGINIA AVE

Transfer of Ownership

Date
01/01/1900

Owner
TINCHER, DONALD

Doc ID
CO

Code
/

Book/Page
I

Adj Sale Price
V/I

510, 1 Family Dwell - Platted Lot

Res

CENTER-943015 (004)/9430

Notes

9/9/2022 Misc: 2023 GENERAL REVALUATION

9/20/2018 Misc: 2019 GENERAL REVALUATION
7/6/2018: CHANGED GRADE C+1 PER F/C

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$19,200	Land	\$19,200	\$16,300	\$14,800	\$14,800	\$14,800
\$19,200	Land Res (1)	\$19,200	\$16,300	\$14,800	\$14,800	\$14,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$144,300	Improvement	\$144,300	\$122,800	\$110,300	\$111,600	\$104,500
\$144,300	Imp Res (1)	\$144,300	\$122,800	\$110,300	\$111,600	\$104,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$163,500	Total	\$163,500	\$139,100	\$125,100	\$126,400	\$119,300
\$163,500	Total Res (1)	\$163,500	\$139,100	\$125,100	\$126,400	\$119,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		72	72x110	0.93	\$286	\$266	\$19,152	0%	1.0000	100.00	0.00	0.00	\$19,150

Land Computations

Calculated Acreage
Actual Frontage
Developer Discount
Parcel Acreage
81 Legal Drain NV
82 Public Roads NV
83 UT Towers NV
9 Homesite
91/92 Acres
Total Acres Farmland
Farmland Value
Measured Acreage
Avg Farmland Value/Acre
Value of Farmland
Classified Total
Farm / Classified Value
Homesite(s) Value
91/92 Value
Supp. Page Land Value
CAP 1 Value
CAP 2 Value
CAP 3 Value
Total Value

0.18
72
☐
0.18
0.00
0.00
0.00
0.00
0.00
0.18
\$0
0.00
0.0
\$0
\$0
\$0
\$0
\$0
\$19,200
\$0
\$0
\$19,200

Data Source
External Only

Collector
08/15/2022 rc

Appraiser
09/09/2022 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1614 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

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

1

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

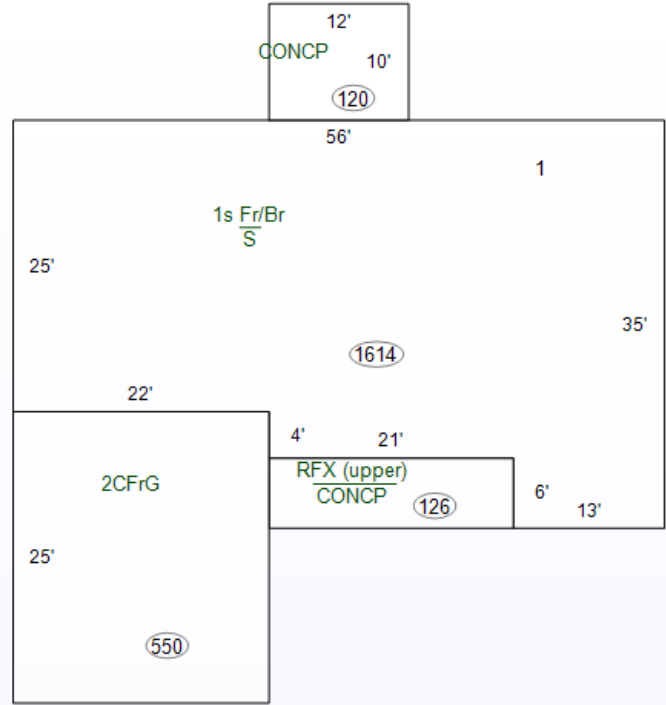
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	120	\$1,000
Patio, Concrete	126	\$1,000
Canopy, Roof Extension	126	\$1,900



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1614	1614	\$144,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1614	0	\$0	
				Total Base	\$144,500
Adjustments				1 Row Type Adj. x 1.00	\$144,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1614	\$5,000
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$151,900
				Sub-Total, 1 Units	
Exterior Features (+)				\$3,900	\$155,800
Garages (+) 550 sqft				\$21,400	\$177,200
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.85	
				Replacement Cost	\$158,151

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	1/6 Maso	C+1	2001	2001	24 A		0.85		1,614 sqft	\$158,151	22%	\$123,360	0%	100%	1.170	1.000	100.00	0.00	0.00	\$144,300