

89-13-09-000-445.000-001

General Information

Parcel Number
89-13-09-000-445.000-001

Local Parcel Number
36-09-000-445.000-01

Tax ID:
001-00176-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
ABINGTON TOWNSHIP

District 001 (Local 001)
ABINGTON TOWNSHIP

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 915002-001
ABINGTON-915002 (001)

Section/Plat
3609000

Location Address (1)
4650 ABINGTON PIKE
RICHMOND, IN 47330

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
Friday, May 16, 2025

Review Group
2027

GETCHIUS, LYNETTE A

Ownership

GETCHIUS, LYNETTE A
4650 ABINGTON PIKE
RICHMOND, IN 47374

Legal

LOT 43 HARGROVE SUB DIV 9.65A

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

Assessment Year
2025

Reason For Change
AA

As Of Date
05/16/2025

Valuation Method
Indiana Cost Mod

Equalization Factor
1.0000

Notice Required
☒

Land
\$49,300

Land Res (1)
\$19,200

Land Non Res (2)
\$30,100

Land Non Res (3)
\$0

Improvement
\$233,700

Imp Res (1)
\$233,700

Imp Non Res (2)
\$0

Imp Non Res (3)
\$0

Total
\$283,000

Total Res (1)
\$252,900

Total Non Res (2)
\$30,100

Total Non Res (3)
\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

Land Type
9

Pricing Method
A

Soil ID
GE

Act Front.
0

Size
1.000000

Factor
1.00

Rate
\$19,200

Adj. Rate
\$19,200

Ext. Value
\$19,200

Infl. %
0%

Market Factor
1.0000

Cap 1
100.00

Cap 2
0.00

Cap 3
0.00

Value
\$19,200

91

A

0

4.0000

1.00

\$4,500

\$4,500

\$18,000

0%

1.0000

0.00

100.00

0.00

\$18,000

91

A

0

4.48

1.00

\$4,500

\$4,500

\$20,160

-40%

1.0000

0.00

100.00

0.00

\$12,100

82

A

0

0.170000

1.02

\$2,120

\$2,162

\$368

-100%

1.0000

0.00

100.00

0.00

\$00

4650 ABINGTON PIKE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date
12/20/2018

Owner
GETCHIUS, LYNETTE

Doc ID
2018009895

Code
QC

Book/Page
/

Adj Sale Price
\$0

V/I
I

01/01/1900

GETCHIUS, GREGG

CO

/

I

Res

Land Computations

Calculated Acreage
9.65

Actual Frontage
0

Developer Discount
☐

Parcel Acreage
9.65

81 Legal Drain NV
0.00

82 Public Roads NV
0.17

83 UT Towers NV
0.00

9 Homesite
1.00

91/92 Acres
8.48

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
\$19,200

91/92 Value
\$30,100

Supp. Page Land Value

CAP 1 Value
\$19,200

CAP 2 Value
\$30,100

CAP 3 Value
\$0

Total Value
\$49,300

ABINGTON-915002 (001)/91

Notes

7/28/2022 Misc: 2023 GENERAL REVALUATION

7/13/2021 Misc: 2021 ADD GEOTHERMAL PER AUDITOR FILING

1/2

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1 1/2

StyleN/A

Finished Area2052 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 Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures11

Total59

Accommodations

Bedrooms2

Living Rooms1

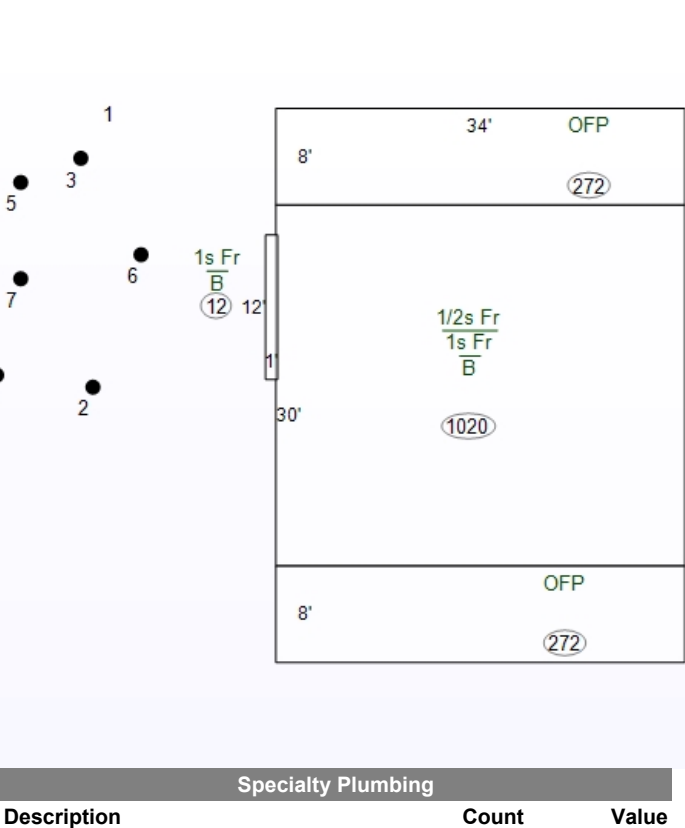
Dining Rooms1

Family Rooms1

Total Rooms7

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1032	1032	\$106,900	
2					
3					
4					
1/4					
1/2	1Fr	1020	1020	\$41,700	
3/4					
Attic					
Bsmt		1032	0	\$35,200	
Crawl					
Slab					
				Total Base	\$183,800
Adjustments				1 Row Type Adj. x 1.00	\$183,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1032 1/2:1020	\$5,000
No Elec (-)					\$0
Plumbing (+ / -)				9 – 5 = 4 x \$800	\$3,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$196,500
				Sub-Total, 1 Units	
Exterior Features (+)				\$26,400	\$222,900
Garages (+) 0 sqft				\$0	\$222,900
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.85
				Replacement Cost	\$189,465

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 1/2	Wood Fr	C	1997	1997	28	G		0.85		3,084 sqft	\$189,465	22%	\$147,780	0%	100%	1.240	1.000	100.00	0.00	0.00	\$183,200
2: Barn, Pole (T3)	1	T3AW	C	2017	2017	8	A	\$16.13	0.85		40' x 60' x 10'	\$31,363	20%	\$25,090	0%	100%	1.240	1.000	100.00	0.00	0.00	\$31,100
3: Canopy (free standing)	1		D	2017	2017	8	A		0.85		8'x16'	\$1,292	10%	\$1,160	0%	100%	1.240	1.000	100.00	0.00	0.00	\$1,400
4: Geothermal	1		C	2021	2021	4	A		0.85			\$14,280	3%	\$13,850	0%	100%	1.240	1.000	100.00	0.00	0.00	\$17,200
5: Patio (free standing)	1		D	2017	2017	8	A		0.85		8'x16'	\$680	10%	\$610	0%	100%	1.240	1.000	100.00	0.00	0.00	\$800
6: Utility Shed	1	SV	C	2021	2021	4	A		0.85		10'x14'		15%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
7: Utility Shed	1	SV	D	1997	1997	28	F		0.85		8'x14'		65%		0%	100%	1.240	1.000	0.00	100.00	0.00	\$0