

General Information

Parcel Number 89-13-09-000-448.000-001
Local Parcel Number 36-09-000-448.008-01

Tax ID: 001-00182-00

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County WAYNE
Township ABINGTON TOWNSHIP
District 001 (Local 001) ABINGTON TOWNSHIP
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 915001-001 ABINGTON-915001 (001)
Section/Plat 3609000
Location Address (1) 4715 ABINGTON PIKE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2027

Ownership

KORN, MARK W & VICKY L
4715 ABINGTON PIKE
RICHMOND, IN 47374

Legal

LOT 49 HARGROVE SUB DIV 9.17A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 07/12/2018 to 01/01/1900.

Notes

7/18/2023 Misc: 2024 NEW DECK
5/17/2022 Misc: 2023 GENERAL REVALUATION
10/17/2018 Misc: CHANGE YEAR CONST PER INSTR# 2018005616 7/12/18
5/14/2018 Misc: 2019: GENERAL REVALUATION PHASE 1: CHANGE MH GRADE, UTIL SIZE, REMOVE UTIL SHED, ADD CAR SHED, APPLY REX EX POLICY 5/8/18

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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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.

General Information

Occupancy	Single-Family
Description	MH/C
Story Height	1
Style	N/A
Finished Area	1876 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Wood Deck	288	\$6,300

Plumbing

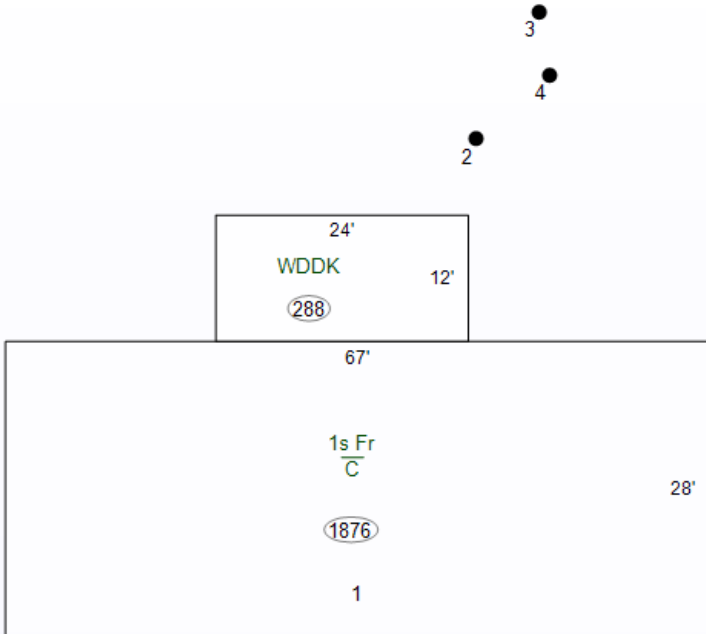
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

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	1876	1876	\$158,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1876	0	\$10,700	
Slab				

Total Base \$169,600

Adjustments 1 Row Type Adj. x 1.00 \$169,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1876 \$5,600
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$177,600

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$183,900
Garages (+) 0 sqft	\$0	\$183,900
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost \$125,052

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/C	1	Wood Fr	D	1994	1994	31	A		0.85		1,876 sqft	\$125,052	30%	\$87,540	0%	100%	1.140	1.000	100.00	0.00	0.00	\$99,800
2: Car Shed	1	SV	E	2011	2011	14	F		0.85		18'x20'		35%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0
3: Lean-to	1	Earth Flo	D	2012	2012	13	A	\$3.80	0.85		8'x16' x 6'	\$331	25%	\$250	0%	100%	1.000	1.000	100.00	0.00	0.00	\$300
4: Utility Shed W DECK AND	1	SV	C	2009	2009	16	A		0.85		18'x20'		45%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0