

89-16-06-440-315.000-022

General Information

Parcel Number
89-16-06-440-315.000-022

Local Parcel Number
13-06-440-315.000-12

Tax ID:
012-00236-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
NEW GARDEN TOWNSHIP

District 022 (Local 012)
NEW GARDEN TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 125130-012
NEW GARDEN-125130 (012)

Section/Plat
1306440

Location Address (1)
484 HAMPTON DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Gas, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

SPENCE, ROBERT W & CHERYL

Ownership

SPENCE, ROBERT W & CHERYL L
484 HAMPTON DR
RICHMOND, IN 47374

Legal

LOT 39 CUMMINGS BROS SUB DIV 2ND ADD

484 HAMPTON DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	SPENCE, ROBERT W		CO		/		

510, 1 Family Dwell - Platted Lot

NEW GARDEN-125130 (012) 1/2

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/12/2024 Misc: 2025 GENERAL REVALUATION
7/17/2020 Misc: 2021 GENERAL REVAL



Res

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	☐	☐	☐	☐	☐
\$21,700	Land	\$21,700	\$18,900	\$17,300	\$17,300	\$17,300
\$21,700	Land Res (1)	\$21,700	\$18,900	\$17,300	\$17,300	\$17,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$100,100	Improvement	\$100,100	\$86,600	\$79,300	\$79,500	\$71,100
\$100,100	Imp Res (1)	\$100,100	\$86,600	\$79,300	\$79,500	\$71,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$121,800	Total	\$121,800	\$105,500	\$96,600	\$96,800	\$88,400
\$121,800	Total Res (1)	\$121,800	\$105,500	\$96,600	\$96,800	\$88,400
\$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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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		100	100x155	1.02	\$213	\$217	\$21,700	0%	1.0000	100.00	0.00	0.00	\$21,700

Land Computations

Calculated Acreage	0.36
Actual Frontage	100
Developer Discount	☐
Parcel Acreage	0.36
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	0.36
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	\$21,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,700

Data Source External Only

Collector 09/30/2024 js

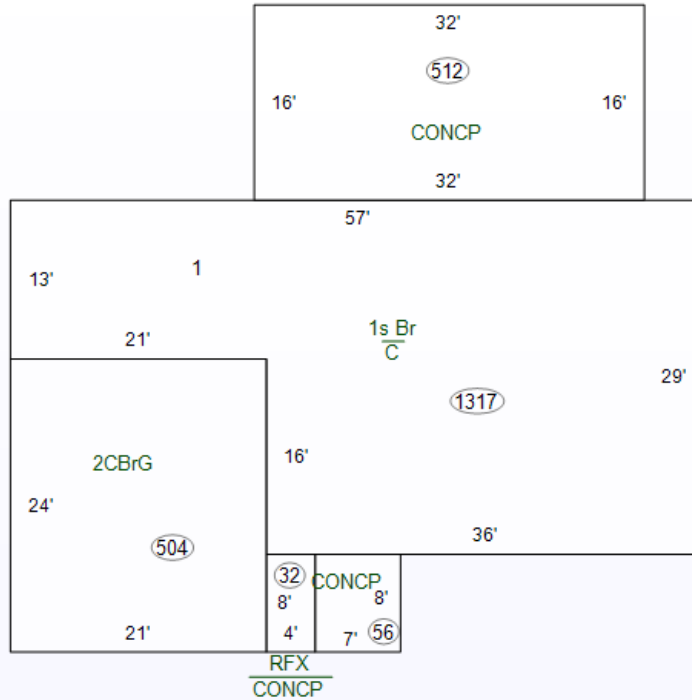
Appraiser

Nexus

NEW GARDEN-125130 (012 2/2

Description	Area	Value
Patio, Concrete	56	\$400
Canopy, Roof Extension	32	\$800
Patio, Concrete	32	\$200
Patio, Concrete	512	\$3,700

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Replacement Cost	\$ 100,000
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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+1	1968	1968	57	A		0.85		1,317 sqft	\$155,920	40%	\$93,550	0%	100%	1.070	1.000	100.00	0.00	0.00	\$100,100

Total this page	\$100,100
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