General Information

Parcel Number
89-16-06-440-408.000-022

Local Parcel Number
13-06-440-408.000-12

Tax ID:
012-00512-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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)
483 HAMPTON DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Gas, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2025

Ownership

ESTES, CECIL DUANE & LEAH ESTE
483 HAMPTON DR
RICHMOND, IN 47374

Legal

LOT 36 CUMMINGS BROS SUB DIV 2ND ADDN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/04/2020	ESTES, CECIL DUAN	2020004444	QC	/	$0	I
09/06/2012	DAULTON, LEAH	2012007587	QC	/	$0	I
01/01/1900	DAULTON, CHRISTO	2012007587	QC	/	$0	I

Notes

7/17/2020 Misc: 2021 GENERAL REVAL

Res

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

2023		2023	2022	2021	2020	2019
WIP	**Reason For Change**	AA	AA	AA	AA	AA
03/13/2023	**As Of Date**	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$19,000	**Land**	**$19,000**	**$19,000**	**$19,000**	**$19,000**	**$19,000**
$19,000	Land Res (1)	$19,000	$19,000	$19,000	$19,000	$19,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$83,600	**Improvement**	**$83,600**	**$83,800**	**$74,900**	**$73,700**	**$73,000**
$83,600	Imp Res (1)	$83,600	$83,800	$74,900	$73,100	$72,400
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$600	$600
$102,600	**Total**	**$102,600**	**$102,800**	**$93,900**	**$92,700**	**$92,000**
$102,600	Total Res (1)	$102,600	$102,800	$93,900	$92,100	$91,400
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$600	$600

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. %	Res Elig %	Market Factor	Value
F	F		110	110x155	1.02	$170	$173	$19,030	0%	100%	1.0000	$19,030

Land Computations

Calculated Acreage	0.39
Actual Frontage	110
Developer Discount	☐
Parcel Acreage	0.39
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	0.39
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$19,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$19,000**

Data Source External Only **Collector** 05/11/2020 Garfield Seeley **Appraiser** 07/17/2020 Gavin Wicks

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1295 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

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

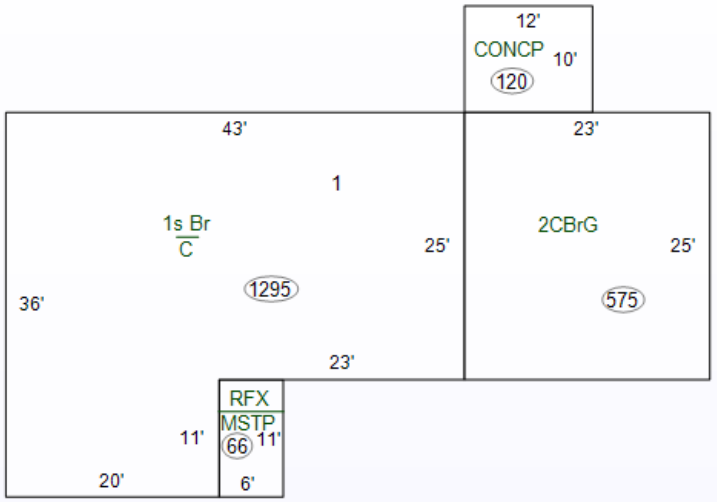
Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Patio, Concrete	120	$800
Stoop, Masonry	66	$2,100
Canopy, Roof Extension	66	$1,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1295	1295	$104,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1295	0	$6,700	
Slab					
			Total Base		$110,900
Adjustments			**1 Row Type Adj. x 1.00**		$110,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1295	$3,300
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $800	$2,400
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$116,600
				Sub-Total, 1 Units	
Exterior Features (+)				$3,900	$120,500
Garages (+) 575 sqft				$19,400	$139,900
				Quality and Design Factor (Grade)	1.05
				Location Multiplier	0.87
				Replacement Cost	$127,799

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Brick	C+1	1968	1968	55	A		0.87		1,295 sqft	$127,799	40%	$76,680	0%	100%	1.090	1.0000	$83,600

Total all pages $83,600 **Total this page** $83,600