

**General Information**

**Parcel Number**  
89-16-19-000-404.000-028

**Local Parcel Number**  
46-19-000-404.000-15

**Tax ID:**  
015-00930-00

**Routing Number**  
4619000-017

**Ownership**

KIRACOFE, DONALD R JR  
2454 UNION PIKE  
RICHMOND, IN 47374

**Legal**

PT N 1/2 SE SEC 19-14-1 0.33A



**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/03/2024	KIRACOFE, DONALD	2024002235	WD	/	\$121,900	I
03/15/2022	STEGNER PROPERTI	2022002195	WD	/	\$54,000	I
11/25/2020	FOUCHE, LAURENCE	2020009737	WD	/	\$32,000	V
04/08/2013	MOORE, MIRIAM M	2013002994	WD	/	\$29,000	I
12/12/2011	FOUCHE, LAURENCE	2011008907	PR	/	\$20,000	I
01/01/1900	HEATON, MILDRED	2011008907	PR	/	\$20,000	I

**Notes**

9/30/2021 Misc: 2022 GENERAL REVALUATION

1/26/2021 Misc: 2021: SALES REVIEW VALUE BASED ON INCOME APPROCH PER F/C ON 01-13-21

**Property Class 511** RENTAL  
1 Family Dwell - Unplatted (0 to 9.9

**Year: 2025**

**Location Information**

**County**  
WAYNE

**Township**  
WAYNE TOWNSHIP

**District 028 (Local 015)**  
WAYNE TOWNSHIP

**School Corp 8385**  
RICHMOND COMMUNITY

**Neighborhood 154158-015 N/W**  
WAYNE-154158 (015 N/W)

**Section/Plat**  
4619000

**Location Address (1)**  
2454 UNION PIKE  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/26/2023	04/20/2023	04/22/2022
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>\$9,500</b>	<b>Land</b>	<b>\$9,500</b>	<b>\$8,000</b>	<b>\$7,000</b>	<b>\$7,000</b>	<b>\$7,000</b>
\$9,500	Land Res (1)	\$9,500	\$8,000	\$7,000	\$7,000	\$7,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$56,100</b>	<b>Improvement</b>	<b>\$56,100</b>	<b>\$47,900</b>	<b>\$42,000</b>	<b>\$46,300</b>	<b>\$27,700</b>
\$56,100	Imp Res (1)	\$56,100	\$47,900	\$42,000	\$46,300	\$27,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$65,600</b>	<b>Total</b>	<b>\$65,600</b>	<b>\$55,900</b>	<b>\$49,000</b>	<b>\$53,300</b>	<b>\$34,700</b>
\$65,600	Total Res (1)	\$65,600	\$55,900	\$49,000	\$53,300	\$34,700
\$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 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')**

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
9	A		0	0.210000	2.16	\$20,900	\$45,144	\$9,480	0%	1.0000	100.00	0.00	0.00	\$9,480
82	A	GE	0	0.120000	1.02	\$2,390	\$2,438	\$293	-100%	1.0000	0.00	100.00	0.00	\$0

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** Flood Hazard Level

**Public Utilities** ERA Electricity

**Streets or Roads** TIF Paved

**Neighborhood Life Cycle Stage**  
Improving

Printed Tuesday, April 29, 2025  
Review Group 2030

**Land Computations**

Calculated Acreage	0.33
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.33
81 Legal Drain NV	0.00
82 Public Roads NV	0.12
83 UT Towers NV	0.00
9 Homesite	0.21
91/92 Acres	0.00
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	\$9,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$9,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$9,500</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 960 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

**Exterior Features**

Description	Area	Value
Porch, Open Masonry	112	\$6,700

**Plumbing**

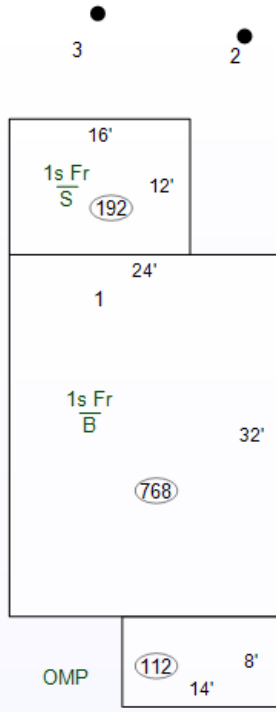
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	960	960	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	384	0	\$21,100	
Crawl				
Slab	192	0	\$0	
<b>Total Base</b>			<b>\$122,200</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>			<b>\$122,200</b>
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:960		\$3,800
No Elec (-)			\$0
Plumbing (+ / -)	5 - 5 = 0 x		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

**Sub-Total, One Unit** \$126,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,700	\$132,700
Garages (+) 0 sqft	\$0	\$132,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$90,236</b>

**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	Wood Fr	D	1942	1942	83	A		0.85		1,344 sqft	\$90,236	50%	\$45,120	15%	100%	1.270	1.000	100.00	0.00	0.00	\$48,700
2: Concrete Patio	1	SV	C	2022	2022	3	A		0.85		10'x10'		3%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
3: Detached Garage/Boat H	1	Wood Fr	D	1942	1942	83	A	\$55.64	0.85	\$37.84	14'x22'	\$11,653	50%	\$5,830	0%	100%	1.270	1.000	100.00	0.00	0.00	\$7,400