

89-16-28-120-128.000-030

TINCHER, STEVEN CARL & SUS

2109 OAK PARK DR

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-28-120-128.000-030
Local Parcel Number 46-28-120-128.000-29

Tax ID: 029-05248-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 293226-029 WAYNE-293226 (029)
Section/Plat 4628120
Location Address (1) 2109 OAK PARK DR RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

TINCHER, STEVEN CARL & SUSAN C
PO BOX 132
RICHMOND, IN 47375

Legal

LOT 18 OAK PARK SUB DIV SEC 1 AMENDED PLAT



Transfer of Ownership

Date 01/01/1900 Owner TINCHER, STEVEN C Doc ID Code Book/Page Adj Sale Price V/I

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Market Approach), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$20,200, \$98,500, \$118,700).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front (83), Size (83x115), Factor (0.95), Rate (\$383), Adj. Rate (\$364), Ext. Value (\$30,212), Infl. % (-10%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$27,190).

Notes

11/12/2020 Misc: 2021 GENERAL REVAL
6/5/2019 Misc: 2019 APPEAL: APPLY LAND FACTOR BASED UPON THE SALES APPROACH AND REAR VIEW PER F/C 06-05-19

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.22, Actual Frontage 83, Developer Discount, Parcel Acreage 0.22, 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 0.22, 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 \$27,200, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$27,200).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1818 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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
Stoop, Masonry	36	\$1,800
Canopy, Roof Extension	36	\$800
Patio, Brick	120	\$2,300

Plumbing

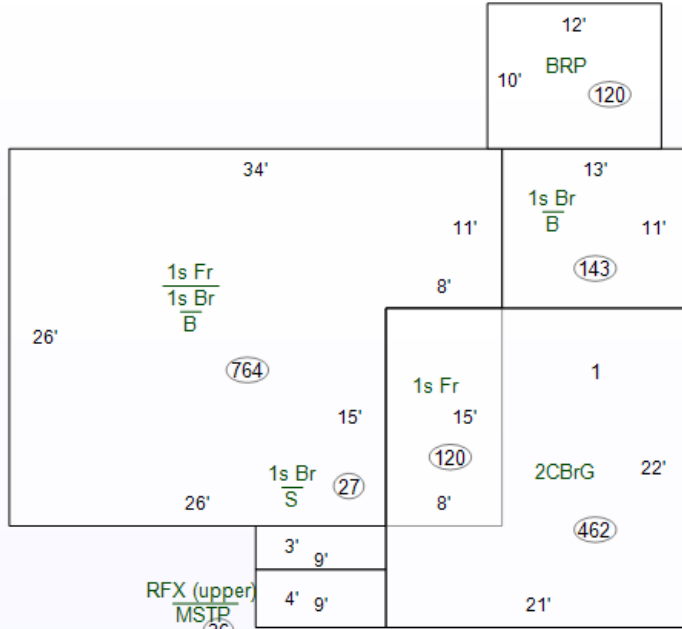
#	TF
Full Bath	2 6
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	5 10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	934	934	\$109,100	
2 1Fr	884	884	\$47,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	907	0	\$32,600	
Crawl				
Slab	27	0	\$0	
Total Base			\$189,600	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:934 2:884	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$204,600

Sub-Total, 1 Units

Exterior Features (+)	\$4,900	\$209,500
Garages (+) 462 sqft	\$19,400	\$228,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$194,565

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	2	3/6 Maso	C	1969	1969	56 A		0.85		2,725 sqft	\$194,565	40%	\$116,740	0%	100%	1.220	1.000	100.00	0.00	0.00	\$142,400