

89-16-29-210-208.000-030

KT PROPERTY GROUP LLC

540 NORTHWOOD DR

510, 1 Family Dwell - Platted Lot

WAYNE-995553 (029)/9955

1/2

General Information

Parcel Number 89-16-29-210-208.000-030
Local Parcel Number 46-29-210-208.000-29
Tax ID: 029-10168-00
Routing Number 4629210-027

Ownership

KT PROPERTY GROUP LLC
801 N A ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/01/2023 to 01/01/1900.

Notes

11/17/2021 Misc: 2022 GENERAL REVALUATION

Legal

LOT 77 CRESTDALE 4TH ADD

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 995553-029 WAYNE-995553 (029)
Section/Plat 4629210
Location Address (1) 540 NORTHWOOD DR RICHMOND, IN 47374

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2025 and 2024.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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. Row shows values for F, F, 65, 65x152, 1.12, \$302, \$338, \$21,970, 0%, 1.0000, 100.00, 0.00, 0.00, \$21,970.

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

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

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 07/26/2021 rc

Appraiser 11/17/2021 lp

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.23), Actual Frontage (65), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$22,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$22,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1305 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, Enclosed Frame	312	\$18,000
Canopy, Roof Extension	72	\$1,300
Stoop, Masonry	36	\$1,800

Plumbing

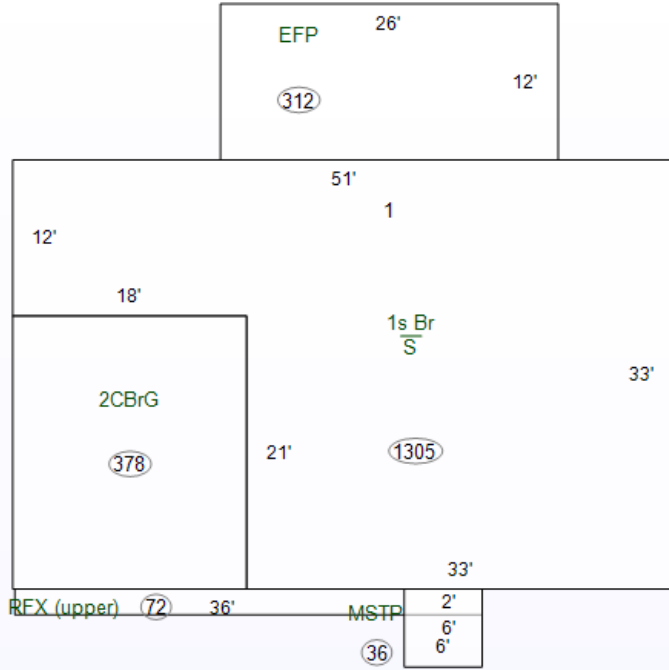
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1305	1305	\$137,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1305	0	\$0	

Total Base \$137,100

Adjustments 1 Row Type Adj. x 1.00 \$137,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1305	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$143,100

Sub-Total, 1 Units

Exterior Features (+)	\$21,100	\$164,200
Garages (+) 378 sqft	\$17,800	\$182,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$154,700

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	Brick	C	1963	1963	62	A		0.85		1,305 sqft	\$154,700	42%	\$89,730	15%	100%	1.200	1.000	100.00	0.00	0.00	\$91,500
2: Utility Shed	1	SV	C	2015	2015	10	A		0.85		10'x12'		30%		0%	100%	1.200	1.000	100.00	0.00	0.00	\$0