

89-16-29-240-111.000-030

GEE, LOCKHART G & ETTA MA

770 KEYSER LN

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-29-240-111.000-030
Local Parcel Number 46-29-240-111.000-29

Ownership

GEE, LOCKHART G & ETTA MARIE
770 KEYSER LN
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/24/2018 and 01/01/1900.

Notes

11/16/2021 Misc: 2022: GENERAL REVALUATION

Tax ID: 029-02896-00

Legal

LOT 153 CRESTDALE SUB D 9TH ADD

Routing Number 4629240-025

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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 4629240

Location Address (1) 770 KEYSER LN RICHMOND, IN 47374

Zoning

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

Data Source Aerial

Collector 07/21/2021 rc

Appraiser 11/16/2021 en

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.31), Actual Frontage (93), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$37,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$37,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2017 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
Patio, Concrete	192	\$1,500
Stoop, Masonry	32	\$1,800

Plumbing

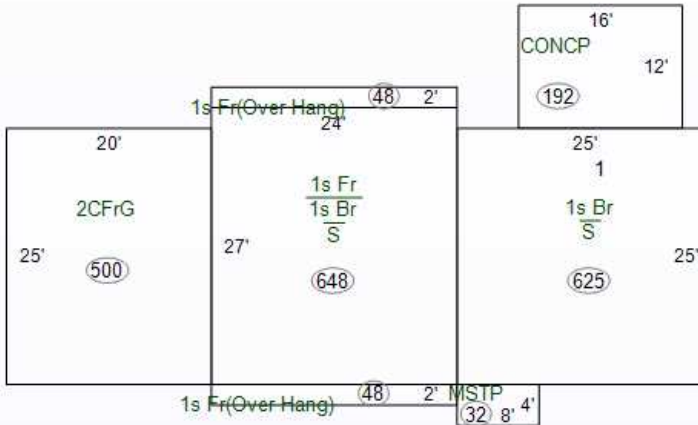
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
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	1273	1273	\$135,200	
2	1Fr	744	744	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1273	0	\$0	
				Total Base	\$179,200

Adjustments

1 Row Type Adj. x 1.00		\$179,200
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	2:744 1:1273	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$193,600

Sub-Total, 1 Units

Exterior Features (+)	\$3,300	\$196,900
Garages (+) 500 sqft	\$20,100	\$217,000
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$202,895

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	4/6 Maso	C+2	1972	1985	40	A			0.85		2,017 sqft	\$202,895	28%	\$146,080	0%	100%	1.220	1.000	100.00	0.00	0.00	\$178,200