

89-16-29-330-228.000-030

SMITH, MATTHEW DUANE

1440 HUNT ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH RE 1/2

General Information

Parcel Number 89-16-29-330-228.000-030
Local Parcel Number 46-29-330-228.000-29

Tax ID: 029-03894-00

Routing Number 4629330-079

Property Class 510 RENTAL
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 295244 NORTH RE WAYNE-295244 NORTH RENTAL (

Section/Plat 4629330

Location Address (1) 1440 HUNT ST 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

Ownership

SMITH, MATTHEW DUANE
9620 COPLEY DR
INDIANAPOLIS, IN 46290

Legal

LOT 93 F HTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/19/2016 to 01/01/1900.

Notes

12/16/2021 Misc: 2022 GENERAL REVALUATION

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, Improvement, Total. Rows show values for years 2022-2025.

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, 42, 42x124, 1.02, \$228, \$233, \$9,786, 0%, 1.0000, 100.00, 0.00, 0.00, \$9,790.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.12), Actual Frontage (42), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$9,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,800).

Data Source Aerial

Collector 10/26/2021 rc

Appraiser 12/16/2021 df

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	668 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input 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

Plumbing

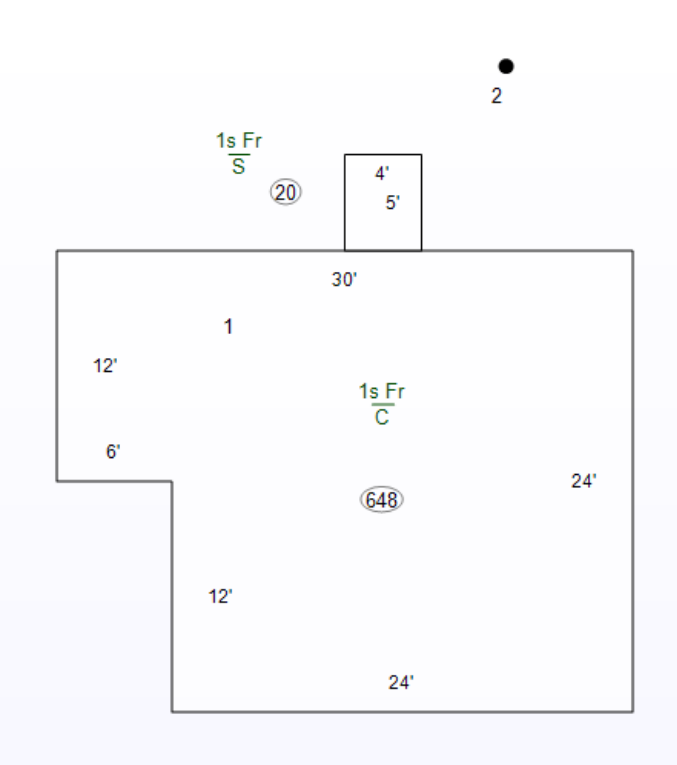
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	668	668	\$78,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	648	0	\$6,400	
Slab	20	0	\$0	
Total Base				\$85,000

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$85,000
Sub-Total, 1 Units		\$85,000

Exterior Features (+)	\$0	\$85,000
Garages (+) 0 sqft	\$0	\$85,000
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$57,800

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	1945	1975	50	A		0.85		668 sqft	\$57,800	40%	\$34,680	0%	100%	0.760	1.000	100.00	0.00	0.00	\$26,400
2: Utility Shed	1	SV	D	1970	1970	55	A		0.85		8'x10'		65%		0%	100%	0.760	1.000	100.00	0.00	0.00	\$0