

89-16-29-330-831.000-030

KT PROPERTY GROUP LLC

1358 HUNT ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH RE 1/2

General Information

Parcel Number
89-16-29-330-831.000-030

Local Parcel Number
46-29-330-831.000-29

Tax ID:
029-40125-00

Routing Number
4629330-066

Ownership

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

Legal

LOT 122 B HTS

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/29/2016	KT PROPERTY GRO	2016003341	WD	/	\$18,000	I
11/17/2014	PARRETT, DORIS A 1	2014008573	QC	/		I
10/27/2010	PARRETT, DORIS A 1	2010008389	SA	/		I
11/19/2007	PARRETT, ALFRED,	2007011648	AF	/		I
01/01/1900	PARRETT, JAMES W	2007011648	AF	/		I

Notes

12/16/2021 Misc: 2022 GENERAL REVALUATION

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 295244 NORTH RE
WAYNE-295244 NORTH RENTAL (

Section/Plat
4629330

Location Address (1)
1358 HUNT ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$9,300	Land	\$9,300	\$7,900	\$6,900	\$6,900	\$6,900
\$9,300	Land Res (1)	\$9,300	\$7,900	\$6,900	\$6,900	\$6,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$23,300	Improvement	\$23,300	\$19,700	\$17,200	\$17,200	\$13,200
\$23,300	Imp Res (1)	\$23,300	\$19,700	\$17,200	\$17,200	\$13,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$32,600	Total	\$32,600	\$27,600	\$24,100	\$24,100	\$20,100
\$32,600	Total Res (1)	\$32,600	\$27,600	\$24,100	\$24,100	\$20,100
\$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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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
F	F		40	40x124	1.02	\$228	\$233	\$9,320	0%	1.0000	100.00	0.00	0.00	\$9,320

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source Aerial Collector 10/26/2021 rc Appraiser 12/16/2021 df

Land Computations

Calculated Acreage	0.11
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$9,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1200 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 Frame	90	\$6,300

Plumbing

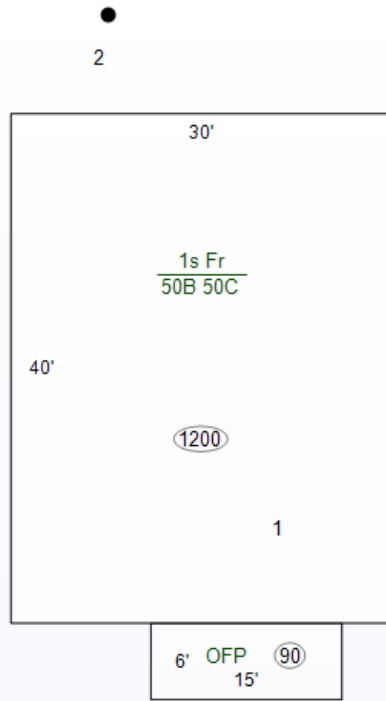
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1200	1200	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	600	0	\$26,600	
Crawl	600	0	\$6,300	
Slab				

Total Base \$150,600

Adjustments 1 Row Type Adj. x 1.00 \$150,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	2:240 \$3,100
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1200 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$157,900

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$164,200
Garages (+) 0 sqft	\$0	\$164,200
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$111,656

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	1940	1940	85 F		0.85		1,800 sqft	\$111,656	65%	\$39,080	30%	100%	0.760	1.000	100.00	0.00	0.00	\$20,800
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85 F	\$48.82	0.85	\$33.20	20'x20'	\$13,279	65%	\$4,650	30%	100%	0.760	1.000	100.00	0.00	0.00	\$2,500