

89-16-31-320-302.000-030

General Information

Parcel Number
89-16-31-320-302.000-030

Local Parcel Number
46-31-320-302.000-29

Tax ID:
029-53128-00

Routing Number
4631320-024

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 294236-029
WAYNE-294236 (029)

Section/Plat
4631320

Location Address (1)
468 PARK TERRACE DR
RICHMOND, IN 47374

Zoning

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

KURTZ, ADAM J

Ownership

KURTZ, ADAM J
468 PARK TERRACE DR
RICHMOND, IN 47374

Legal

LOT 63 TRAVERS PARK TERR SUB DIV



468 PARK TERRACE DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/18/2010	KURTZ, ADAM J	2010004342	WD	/	\$85,000	V
02/11/2010	DICKMAN PROPERTI		CO	/	\$75,000	V
02/11/2010	DICKMAN PROPERTI	2010001022	WD	/	\$75,000	V
01/01/1900	MORAN, DENNIS C &	2010001022	WD	/	\$75,000	I

WAYNE-294236 (029)/2942 1/2

Notes

11/9/2021 Misc: 2022 GENERAL REVALUATION

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	☐	☐	☐	☐	☐
\$22,700	Land	\$22,700	\$19,200	\$17,000	\$17,000	\$17,000
\$22,700	Land Res (1)	\$22,700	\$19,200	\$17,000	\$17,000	\$17,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$89,900	Improvement	\$89,900	\$77,500	\$68,000	\$67,500	\$60,900
\$89,900	Imp Res (1)	\$89,900	\$77,500	\$67,300	\$66,900	\$60,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$700	\$600	\$600
\$112,600	Total	\$112,600	\$96,700	\$85,000	\$84,500	\$77,900
\$112,600	Total Res (1)	\$112,600	\$96,700	\$84,300	\$83,900	\$77,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$700	\$600	\$600

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

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		76	76x150	1.06	\$282	\$299	\$22,724	0%	1.0000	100.00	0.00	0.00	\$22,720

Land Computations

Calculated Acreage	0.26
Actual Frontage	76
Developer Discount	☐
Parcel Acreage	0.26
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	0.26
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	\$22,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,700

Data Source Aerial

Collector 10/14/2021 rc

Appraiser 11/09/2021 df

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1492 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Patio, Concrete

64

\$600

Stoop, Masonry

32

\$1,800

Patio, Concrete

240

\$1,900

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

1

Family Rooms

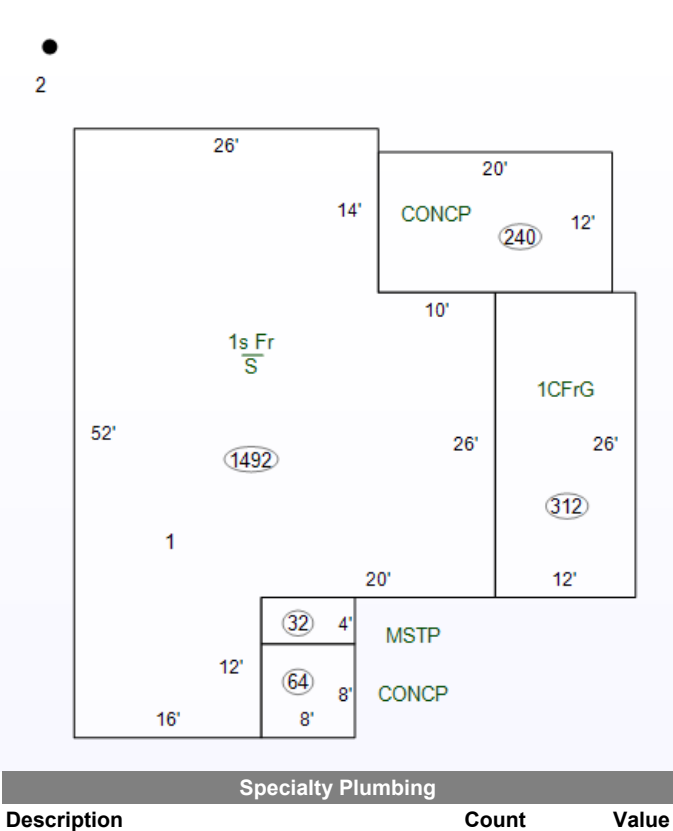
1

Total Rooms

7

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1492	1492	\$134,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1492	0	\$0	
		Total Base			\$134,500
Adjustments		1 Row Type Adj. x 1.00			\$134,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			7 – 5 = 2 x \$800		\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$140,800
Sub-Total, 1 Units					
Exterior Features (+)				\$4,300	\$145,100
Garages (+) 312 sqft				\$15,000	\$160,100
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.85
Replacement Cost					\$129,281

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	C-1	1958	1958	67	A		0.85		1,492 sqft	\$129,281	42%	\$74,980	0%	100%	1.190	1.000	100.00	0.00	0.00	\$89,200
2: Utility Shed	1		D	1970	1970	55	A	\$23.66	0.85	\$16.09	10'x10'	\$1,609	65%	\$560	0%	100%	1.190	1.000	100.00	0.00	0.00	\$700