

89-16-31-430-231.000-030

KISSANE, ORLITA JANE

200 NW 8TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-430-231.000-030
Local Parcel Number 46-31-430-231.000-29

Tax ID: 029-30209-00

Routing Number 4631430-059

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 294243-029 WAYNE-294243 (029)
Section/Plat 4631430
Location Address (1) 200 NW 8TH ST RICHMOND, IN 47374

Ownership

KISSANE, ORLITA JANE
200 NW 8TH ST
RICHMOND, IN 47374

Legal

LOT 69 PEACOCK TER

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/13/2017 and 01/01/1900.

Notes

12/22/2021 Misc: 2022 GENERAL REVALUATION



Res

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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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

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.

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 12/22/2021 Nexus

Appraiser 12/22/2021 lp

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$13,100.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2595 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
- Wood Shingle
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	60	\$6,300
Porch, Open Frame	160	\$8,300
Porch, Open Frame	60	\$4,300

**Plumbing**

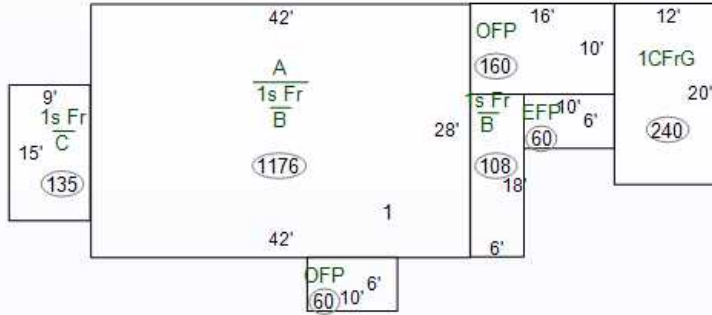
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1419	1419	\$130,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1176	1176	\$24,600	
Bsmt		1284	0	\$40,900	
Crawl		135	0	\$3,400	
Slab					

**Total Base** \$199,400

**Adjustments** 1 Row Type Adj. x 1.00 \$199,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1419 A:1176	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$211,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,900	\$230,000
Garages (+) 240 sqft	\$12,800	\$242,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$206,380

**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	C	1943	1950	75	A		0.85		3,879 sqft	\$206,380	45%	\$113,510	0%	100%	1.180	1.000	100.00	0.00	0.00	\$133,900