

General Information

Parcel Number 89-16-32-310-509.000-030
Local Parcel Number 46-32-310-509.000-29

Tax ID: 029-05027-00

Routing Number 4632310-136

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 295244 S-029
WAYNE-295244 SOUTH (029)

Section/Plat 4632310

Location Address (1)
351 NW E 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

KT PROPERTY GROUP LLC
801 N A ST
PO BOX 1948
RICHMOND, IN 47375

Legal

LOT 12 HAYNES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/23/2024 to 01/01/1900.

Notes

5/22/2024 Misc: 2024: DETGAR RAZE, F/C 4/26/24 COMPLETED.
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, 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). Rows show values for 2025 and 2024.

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, 42x153, 1.12, \$228, \$255, \$10,710, 0%, 1.0000, 100.00, 0.00, 0.00, \$10,710.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.15), Actual Frontage (42), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$10,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,700).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1380 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input 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
Porch, Open Frame	60	\$4,300
Patio, Concrete	180	\$1,300
Canopy, Shed Type	180	\$1,400

Plumbing

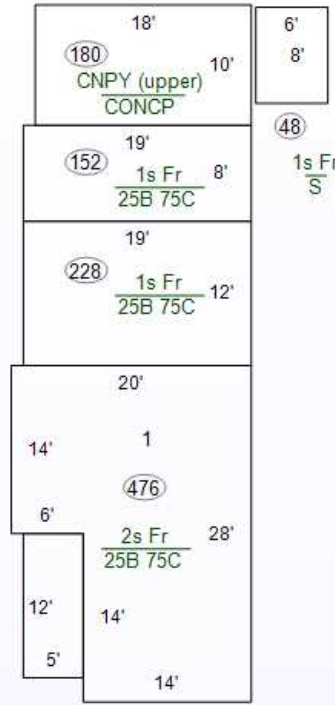
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	904	904	\$96,900	
2	1Fr	476	476	\$33,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		214	0	\$18,500	
Crawl		642	0	\$6,400	
Slab		48	0	\$0	

Total Base \$155,300

Adjustments 1 Row Type Adj. x 1.00 \$155,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:904 2:476	\$5,500
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$160,800

Sub-Total, 1 Units

Exterior Features (+)	\$7,000	\$167,800
Garages (+) 0 sqft	\$0	\$167,800
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$121,236

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	2	Wood Fr	D+1	1900	1950	75	A	0.85			1,594 sqft	\$121,236	50%	\$60,620	0%	100%	0.850	1.000	100.00	0.00	0.00	\$51,500
2: Patio (free standing)	1		C	2017	2017	8	A	0.85			18'x18'	\$2,040	7%	\$1,900	0%	100%	0.850	1.000	100.00	0.00	0.00	\$1,600