

89-16-32-330-309.000-030

KT PROPERTY GROUP LLC

424 LINCOLN ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE

1/2

General Information

Parcel Number 89-16-32-330-309.000-030
Local Parcel Number 46-32-330-309.000-29

Tax ID: 029-06366-00

Routing Number 4632330-170

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 SOUTH R
WAYNE-295244 SOUTH RENTAL (

Section/Plat 4632330

Location Address (1)
424 LINCOLN 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
RICHMOND, IN 47374

Legal

LOT 208 HAYNES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/10/2021 KT PROPERTY GRO and 01/01/1900 CROUCH, MARTHA L/

Notes

9/3/2021 Misc: 2021: INFORMAL REVIEW

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 for years 2025, 2024, 2023, 2022, 2021.

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 for F F 45 45x160 1.14 \$228 \$260 \$11,700 0% 1.0000 100.00 0.00 0.00 \$11,700

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage 0.17, Actual Frontage 45, Developer Discount, Parcel Acreage 0.17, 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 0.17, 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 \$11,700, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$11,700

Data Source Aerial

Collector 10/07/2021 jf

Appraiser 12/14/2021 en

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1319 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, Enclosed Frame | 55   | \$6,300  |
| Porch, Enclosed Frame | 136  | \$10,600 |
| Patio, Concrete       | 64   | \$600    |

**Plumbing**

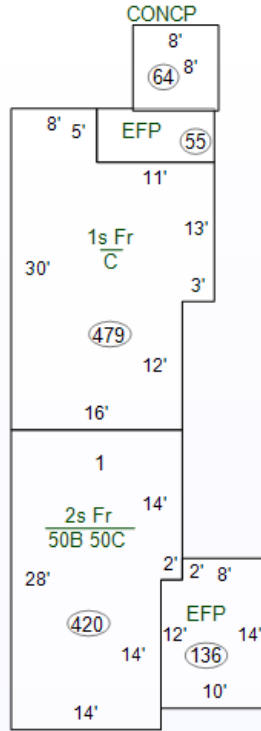
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 2 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 1 |
| <b>Total Rooms</b>  | 6 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor Constr | Base | Finish | Value    | Totals |
|--------------|------|--------|----------|--------|
| 1 1Fr        | 899  | 899    | \$96,900 |        |
| 2 1Fr        | 420  | 420    | \$31,100 |        |
| 3            |      |        |          |        |
| 4            |      |        |          |        |
| 1/4          |      |        |          |        |
| 1/2          |      |        |          |        |
| 3/4          |      |        |          |        |
| Attic        |      |        |          |        |
| Bsmt         | 210  | 0      | \$18,100 |        |
| Crawl        | 689  | 0      | \$6,600  |        |
| Slab         |      |        |          |        |

**Total Base** \$152,700

**Adjustments** 1 Row Type Adj. x 1.00 \$152,700

|                  |                     |
|------------------|---------------------|
| 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** \$152,700

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$17,500 | \$170,200 |
| Garages (+) 0 sqft                | \$0      | \$170,200 |
| Quality and Design Factor (Grade) | 0.85     |           |
| Location Multiplier               | 0.85     |           |

**Replacement Cost** \$122,970

**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       | 1930     | 95         | A  |           | 0.85 |          | 1,529 sqft | \$122,970 | 50%      | \$61,480      | 75%     | 100% | 0.760 | 1.000 | 100.00 | 0.00  | 0.00  | \$11,700     |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | E     | 1920       | 1920     | 105        | A  | \$55.64   | 0.85 | \$18.92  | 14'x20'    | \$5,297   | 50%      | \$2,650       | 0%      | 100% | 0.760 | 1.000 | 100.00 | 0.00  | 0.00  | \$2,000      |