

89-16-32-330-420.000-030

BABCOCK, MICHAEL R & NANCY R

414 KINSEY ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

**General Information**

**Parcel Number**  
89-16-32-330-420.000-030

**Local Parcel Number**  
46-32-330-420.000-29

**Tax ID:**  
029-52968-00

**Routing Number**  
4632330-053

**Ownership**

BABCOCK, MICHAEL R & NANCY R  
414 KINSEY ST  
RICHMOND, IN 47374

**Legal**

LOT 299 HAYNES

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/08/2021	BABCOCK, MICHAEL	2021011946	QC	/		I
03/21/2017	BABCOCK, MATTHE	2017002300	SW	/	\$26,500	I
01/24/2017	FEDERAL NATIONAL	2017000595	LF	/		I
01/24/2017	FEDERAL NATIONAL	2017000595	LF	/	\$64,997	I
03/12/2007	SHEPHERD, WILLAR		CO	/		I
01/01/1900	WESTFIELD, GARY A		CO	/		I

**Notes**

12/2/2021 Misc: 2022 GENERAL REVALUATION

**Property Class 510**  
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 S-029**  
WAYNE-295244 SOUTH (029)

**Section/Plat**  
4632330

**Location Address (1)**  
414 KINSEY 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	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$11,700</b>	<b>Land</b>	<b>\$11,700</b>	<b>\$10,000</b>	<b>\$8,700</b>	<b>\$8,700</b>	<b>\$8,700</b>
\$11,700	Land Res (1)	\$11,700	\$10,000	\$8,700	\$8,700	\$8,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$72,300</b>	<b>Improvement</b>	<b>\$72,300</b>	<b>\$61,400</b>	<b>\$54,100</b>	<b>\$53,300</b>	<b>\$32,800</b>
\$72,300	Imp Res (1)	\$72,300	\$61,400	\$52,700	\$52,000	\$32,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$1,400	\$1,300	\$0
<b>\$84,000</b>	<b>Total</b>	<b>\$84,000</b>	<b>\$71,400</b>	<b>\$62,800</b>	<b>\$62,000</b>	<b>\$41,500</b>
\$84,000	Total Res (1)	\$84,000	\$71,400	\$61,400	\$60,700	\$41,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$1,400	\$1,300	\$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		45	45x160	1.14	\$228	\$260	\$11,700	0%	1.0000	100.00	0.00	0.00	\$11,700

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** High

**Flood Hazard**

**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 10/07/2021 rc Appraiser 12/02/2021 lp

**Land Computations**

Calculated Acreage	0.17
Actual Frontage	45
Developer Discount	<input type="checkbox"/>
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
<b>Total Value</b>	<b>\$11,700</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1808 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
Patio, Concrete	224	\$1,700
Porch, Enclosed Frame	112	\$9,400
Porch, Open Frame	66	\$5,300

**Plumbing**

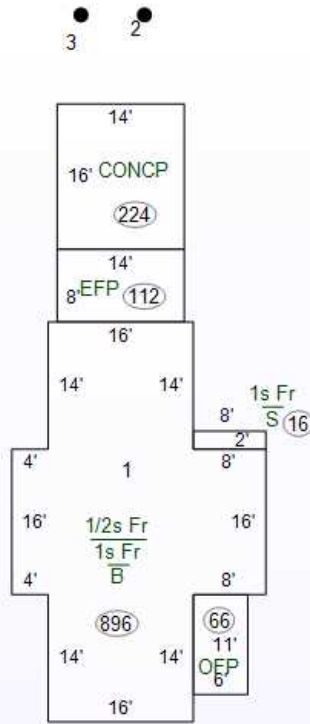
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	912	912	\$96,900	
2					
3					
4					
1/4					
1/2	1Fr	896	896	\$38,800	
3/4					
Attic					
Bsmt		896	0	\$32,600	
Crawl					
Slab		16	0	\$0	
				<b>Total Base</b>	\$168,300

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$168,300
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
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** \$169,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,400	\$186,300
Garages (+) 0 sqft	\$0	\$186,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$142,520

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 1/2	Wood Fr	D+2	1930	1950	75	A			0.85		2,704 sqft	\$142,520	50%	\$71,260	0%	100%	0.850	1.000	100.00	0.00	0.00	\$60,600
2: Car Shed	1		D	1930	1930	95	A		\$29.23	0.85	\$19.88	14'x22'	\$6,122	65%	\$2,140	0%	100%	0.850	1.000	100.00	0.00	0.00	\$1,800
3: Detached Garage/Boat H	1	Concrete	D	1930	1930	95	A		\$43.71	0.85	\$29.72	22'x22'	\$23,362	50%	\$11,680	0%	100%	0.850	1.000	100.00	0.00	0.00	\$9,900