

General Information

Parcel Number 89-16-32-330-610.000-030
Local Parcel Number 46-32-330-610.000-29

Tax ID: 029-22710-00

Routing Number 4632330-063

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 4632330
Location Address (1) 236 KINSEY ST RICHMOND, IN 47374

Ownership

ADAMS, ABIGAIL
236 KINSEY ST
RICHMOND, IN 47374

Legal

LOT 295 HAYNES

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/27/2023 to 01/01/1900.

Notes

12/3/2021 Misc: 2022: GENERAL REVALUATION



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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 data for F, F, 44, 44x160, 1.14, \$228, \$260, \$11,440, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,440.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography High
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.16), Actual Frontage (44), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$11,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,400).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1680 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 type="checkbox"/> Metal	<input checked="" 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, Enclosed Frame	126	\$10,600
Porch, Open Frame	156	\$8,300
Wood Deck	200	\$4,600

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	858	858	\$92,700	
2 1Fr	822	822	\$46,300	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	206	0	\$18,100	
Crawl	652	0	\$6,400	
Slab				

Total Base		\$163,500
Adjustments	1 Row Type Adj. x 1.00	\$163,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:822 1:858	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$172,800
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Sub-Total, 1 Units

Exterior Features (+)	\$23,500	\$196,300
Garages (+) 0 sqft	\$0	\$196,300
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost	\$158,512
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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	C-1	1900	1995	30 A		0.85		1,886 sqft	\$158,512	24%	\$120,470	0%	100%	0.850	1.000	100.00	0.00	0.00	\$102,400
2: Utility Shed	1	SV	C	2020	2020	5 A		0.85		20'x10'		20%		0%	100%	0.850	1.000	100.00	0.00	0.00	\$0