

89-16-32-330-617.000-030

BRANDENBURG, BRETT A

212 KINSEY ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

General Information

Parcel Number 89-16-32-330-617.000-030
Local Parcel Number 46-32-330-617.000-29

Tax ID: 029-47907-00

Routing Number 4632330-070

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)
212 KINSEY ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

BRANDENBURG, BRETT A
212 KINSEY ST
RICHMOND, IN 47374

Legal

LOT 289 HAYNES



Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 BRANDENBURG, BR CO / I

Notes

12/3/2021 Misc: 2022: GENERAL REVALUATION

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

Table with 7 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). Values range from \$0 to \$11,400.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with 15 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. Values include 44, 44x160, 1.14, \$228, \$260, \$11,440, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,440.

Land Computations

Table with 2 columns: Description, Value. Includes 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).

Data Source Aerial

Collector 10/07/2021 rc

Appraiser 12/03/2021 lp

General Information

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 2472 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    |
|-----------------------|------|----------|
| Wood Deck             | 100  | \$2,800  |
| Porch, Enclosed Frame | 120  | \$10,600 |
| Porch, Open Masonry   | 216  | \$11,300 |

Plumbing

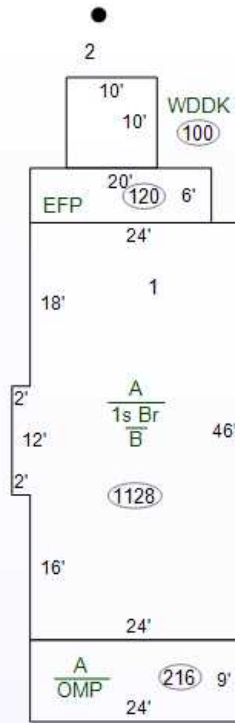
|               | #        | TF       |
|---------------|----------|----------|
| Full Bath     | 1        | 3        |
| Half Bath     | 0        | 0        |
| Kitchen Sinks | 1        | 1        |
| Water Heaters | 1        | 1        |
| Add Fixtures  | 0        | 0        |
| <b>Total</b>  | <b>3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

Accommodations

|                    |          |
|--------------------|----------|
| Bedrooms           | 4        |
| Living Rooms       | 1        |
| Dining Rooms       | 0        |
| Family Rooms       | 0        |
| <b>Total Rooms</b> | <b>8</b> |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 7          | 1128 | 1128   | \$124,300 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        | 1344 | 1344   | \$27,400  |        |
| Bsmt         | 1128 | 0      | \$37,500  |        |
| Crawl        |      |        |           |        |
| Slab         |      |        |           |        |

**Total Base** \$189,200

**Adjustments 1 Row Type Adj. x 1.00** \$189,200

|                  |                 |         |
|------------------|-----------------|---------|
| Unfin Int (-)    |                 | \$0     |
| Ex Liv Units (+) |                 | \$0     |
| Rec Room (+)     |                 | \$0     |
| Loft (+)         |                 | \$0     |
| Fireplace (+)    |                 | \$0     |
| No Heating (-)   |                 | \$0     |
| A/C (+)          | 1:1128 A:1344   | \$5,000 |
| No Elec (-)      |                 | \$0     |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0     |
| Spec Plumb (+)   |                 | \$0     |
| Elevator (+)     |                 | \$0     |

**Sub-Total, One Unit** \$194,200

**Sub-Total, 1 Units**

Exterior Features (+) \$24,700 \$218,900

Garages (+) 0 sqft \$0 \$218,900

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

**Replacement Cost** \$186,065

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            | Brick       | C     | 1928       | 1948     | 77 A          |           | 0.85 |          | 3,600 sqft | \$186,065 | 45%      | \$102,340     | 0%      | 100% | 0.850 | 1.000 | 100.00 | 0.00  | 0.00  | \$87,000     |
| 2: Detached Garage/Boat H | 1            | Concrete    | D     | 1928       | 1928     | 97 F          | \$45.77   | 0.85 | \$31.12  | 18'x26'    | \$14,566  | 65%      | \$5,100       | 0%      | 100% | 0.850 | 1.000 | 100.00 | 0.00  | 0.00  | \$4,300      |