

89-16-32-330-804.000-030

ARMOR PROPERTIES LLC

217 KINSEY ST

520, 2 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-330-804.000-030
Local Parcel Number 46-32-330-804.000-29

Tax ID: 029-42781-00

Routing Number 4632330-042

Property Class 520 RENTAL
2 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) 217 KINSEY ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High 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

ARMOR PROPERTIES LLC
426 INDEPENDENCE STATION RD
INDEPENDENCE, KY 41051

Legal

16 FT LOT 28 OK 28 FT LOT 29 OK



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

12/2/2021 Misc: 2022 GENERAL REVALUATION
8/5/2019 Misc: 2019 APPEAL: INCOME APPROACH TO VALUE 08-05-19

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source Aerial

Collector 10/15/2021 rc

Appraiser 12/02/2021 lp

General Information

Occupancy	Duplex
Description	Residential Dwelling
Story Height	2 1/2
Style	N/A
Finished Area	1972 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	176	\$12,800
Porch, Enclosed Frame	55	\$6,300
Balcony	55	\$2,000

Plumbing

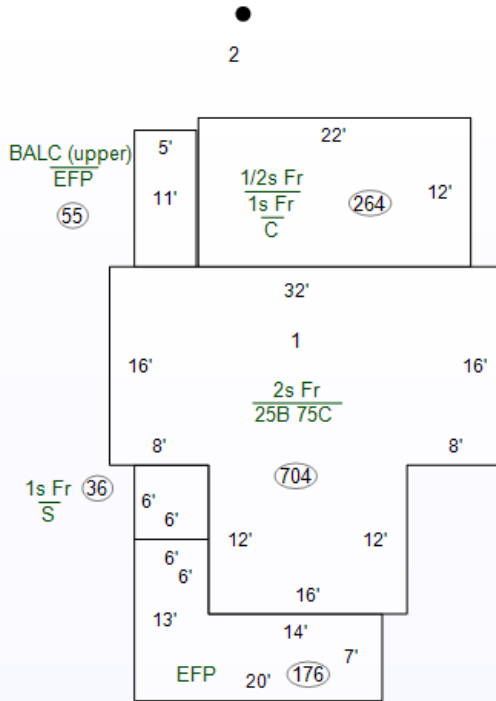
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1004	1004	\$105,300	
2	1Fr	704	704	\$42,500	
3					
4					
1/4					
1/2	1Fr	264	264	\$18,300	
3/4					
Attic					
Bsmt		176	0	\$17,700	
Crawl		792	0	\$6,800	
Slab		36	0	\$0	
Total Base				\$190,600	

Adjustments

1 Row Type Adj. x 1.00	\$190,600
Unfin Int (-)	\$0
Ex Liv Units (+)	C:1 \$8,800
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$199,400
Sub-Total, 1 Units	
Exterior Features (+)	\$21,100 \$220,500
Garages (+) 0 sqft	\$0 \$220,500
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
Replacement Cost	\$168,683

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 1/2	Wood Fr	D+2	1920	1920	105	F		0.85		2,148 sqft	\$168,683	65%	\$59,040	45%	100%	0.760	1.000	50.00	50.00	0.00	\$24,700
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105	F	\$42.58	0.85	\$36.19	22'x24'	\$19,110	50%	\$9,550	50%	100%	0.760	1.000	100.00	0.00	0.00	\$3,600