Owner

ARMOR PROPERTIE

RABE RESIDENTIAL

Date

03/19/2025

01/01/1900

**Notes** 

12/2/2021 Misc: 2022 GENERAL REVALUATION

8/5/2019 Misc: 2019 APPEAL: INCOME

APPROACH TO VALUE 08-05-19

## 89-16-32-330-804.000-030 **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

WAYNE TOWNSHIP District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Location Address (1) 217 KINSEY ST

RICHMOND, IN 47374

ZO01 Residential

Subdivision

Section/Plat 4632330

**Property Class 520 RENTAL** 2 Family Dwell - Platted Lot

**Location Information** 

Neighborhood 295244 SOUTH R WAYNE-295244 SOUTH RENTAL (

Year: 2025

County WAYNE Township ion Records (Work In Progress values are not certified values and are subject to change)

Legal

ARMOR PROPERTIES LLC

ARMOR PROPERTIES LLC

INDEPENDENCE, KY 41051

16 FT LOT 28 OK 28 FT LOT 29 OK

Ownership

426 INDEPENDENCE STATION RD

Res

Transfer of Ownership

2025001867

520, 2 Family Dwell - Platted Lot

WD

CO

Doc ID Code Book/Page Adj Sale Price V/I

\$72,000

va.	idation Records (Work	ini i rogress valu	es are not certin	ca values alla ale	s subject to chari	96)
2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	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
	Notice Required					
\$10,500	Land	\$10,500	\$9,000	\$7,900	\$7,900	\$7,900
\$10,500	Land Res (1)	\$10,500	\$9,000	\$7,900	\$7,900	\$7,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$28,300	Improvement	\$28,300	\$24,300	\$21,400	\$21,600	\$19,700
\$16,000	Imp Res (1)	\$16,000	\$13,700	\$12,100	\$12,200	\$11,100
\$12,300	Imp Non Res (2)	\$12,300	\$10,600	\$9,300	\$9,400	\$8,600
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$38,800	Total	\$38,800	\$33,300	\$29,300	\$29,500	\$27,600
\$26,500	Total Res (1)	\$26,500	\$22,700	\$20,000	\$20,100	\$19,000
\$12,300	Total Non Res (2)	\$12,300	\$10,600	\$9,300	\$9,400	\$8,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Land Data (Ctandard	Danthy Dan 4001	CL400L Bass L	4. Dan 4001 V 400	L CL400LV 400L	

Land Data (Standard Depth: Res 120', CI 120'								Base Lot: Res 100' X 120', CI 100' X 120')								
Land Type	Pricing Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value		
F	F		44	44x132	1.05	\$228	\$239	\$10.516	0%	1.0000	100.00	0.00	0.00	\$10.520		

Calculated Acreage	0.13
Actual Frontage	44
Developer Discount	
Parcel Acreage	0.13
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	0.13
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$10,500
CAP 2 Value	\$0

\$0

\$10,500

**Land Computations** 

CAP 3 Value

**Total Value** 

Lot

Zoning

**Market Model** 

N/A

Character	istics
<b>Topography</b> High	Flood Hazard
Public Utilities All	ERA
Streets or Roads Paved	TIF
Neighborhood Life Static	Cycle Stage

Data Source Aerial

Collector 10/15/2021

**Appraiser** 12/02/2021

Printed Tuesday, April 29, 2025 Review Group 2030

Value

Make

	residential Dwelling	ruii batti	_	U
t	2 1/2	Half Bath	0	0
	N/A	Kitchen Sinks	2	2
ea	1972 sqft	Water Heaters	2	2
_		Add Fixtures	0	0
Floo	or Finish	Total	6	10
	Tile			
	Carpet	Accommod	ations	

Plumbing

TF

6

2 0

0

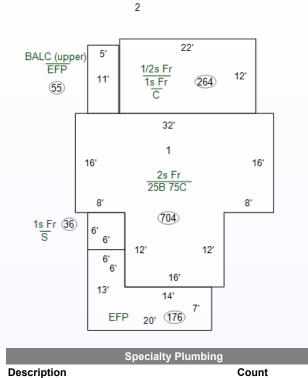
8

#

FIUU	Total	
Earth	Tile	
<b>✓</b> Slab	Carpet	Accommod
✓ Sub & Joist	✓ Unfinished	Bedrooms
Wood	Other	Living Rooms
Parquet		<b>Dining Rooms</b>
		Family Rooms
Wal	Total Rooms	
✓ Plaster/Drywal	✓ Unfinished	

Paneling	Other	Heat Type					
Fiberboard		Central Wa	rm Air				
	Roofing						
Built-Up Metal	✓ Asphalt	Slate	Tile				

Wood Shingle	Other		
	Exterior Features		
Description		Area	Value
Porch, Enclosed Frame		176	\$12,800
Porch, Enclosed Frame		55	\$6,300
Balcony		55	\$2,000



217 KINSEY ST

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						
				<b>Total Base</b>	\$190,600					
Adjus	tments	1 R	ow Type	Adj. x 1.00	\$190,600					
Unfin	Int (-)				\$0					
Ex Liv	Units (+)			C:1	\$8,800					
Rec R	oom (+)				\$0					
Loft (+	·)				\$0					
Firepla	ace (+)				\$0					
No He	ating (-)				\$0					
A/C (+	·)				\$0					
No Ele	ec (-)				\$0					
Plumb	ing (+ / -)		10 –	- 10 = 0 x \$0	\$0					
Spec I	Plumb (+)				\$0					
Elevat	or (+)				\$0					
			Sub-Tota	al, One Unit	\$199,400					
			Sub-To	otal, 1 Units						
Exterio	or Feature	s (+)		\$21,100	\$220,500					
Garag	es (+) 0 so	\$220,500								
	Qualit	y and D	esign Fa	ctor (Grade)	0.90					
			Locati	on Multiplier	0.85					
			Replac	ement Cost	\$168,683					

Summary of Improvements																		
Description	Story Const Height Type	Grade Bui	r Eff It 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 I	r D+2 192	0 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 I	r C 192	0 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

\$28,300 Total all pages Total this page \$28,300