

General Information

Parcel Number 89-16-32-330-902.000-030
Local Parcel Number 46-32-330-902.000-29
Tax ID: 029-30463-00
Routing Number 4632330-036
Property Class 510
1 Family Dwell - Platted Lot

Ownership

FERKINHOFF, THOMAS G
% DEWEY R & LISA M THOMPSON
305 KINSEY ST
RICHMOND, IN 47374

Legal

132 X 43 FT PT OM 196 SAME AS 45 OK SW SEC 32-14-1 (CONTRACT: DEWEY R & LISA M THOMPSON 3-14-17 2017002113)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/14/2017 to 01/01/1900.

Notes

12/2/2021 Misc: 2022 GENERAL REVALUATION

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) 305 KINSEY ST RICHMOND, IN 47374



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 values 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.

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

Data Source Aerial

Collector 10/15/2021 rc

Appraiser 12/02/2021 lp

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$10,300.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1279 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
Porch, Open Frame	72	\$5,300
Porch, Open Frame	276	\$13,200

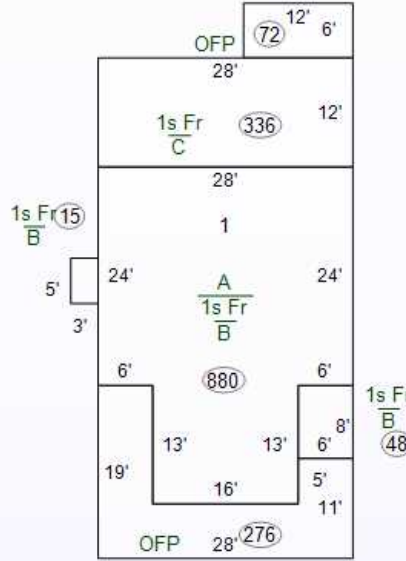
**Plumbing**

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

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1279	1279	\$122,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	880	0	\$7,900	
Bsmt	943	0	\$33,600	
Crawl	336	0	\$4,600	
Slab				

**Total Base** \$168,800

**Adjustments** 1 Row Type Adj. x 1.00 \$168,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1279 A:880 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$174,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,500	\$192,500
Garages (+) 0 sqft	\$0	\$192,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$147,263</b>

**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	Wood Fr	D+2	1920	1950	75 A		0.85		3,102 sqft	\$147,263	50%	\$73,630	0%	100%	0.850	1.000	100.00	0.00	0.00	\$62,600
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105 F	\$51.44	0.85	\$43.72	356 sqft	\$15,566	50%	\$7,780	0%	100%	0.850	1.000	100.00	0.00	0.00	\$6,600