

89-16-32-330-912.000-030

COVINGTON-MARTINA, NIKITA

427 KINSEY ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

General Information

Parcel Number 89-16-32-330-912.000-030

Local Parcel Number 46-32-330-912.000-29

Tax ID: 029-23105-00

Routing Number 4632330-026

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) 427 KINSEY ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

COVINGTON-MARTINA, NIKITA S 427 KINSEY ST RICHMOND, IN 47374

Legal

ALL EXC 4 FT W S LOT 6 S & H

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/06/2017 to 01/01/1900.

Notes

12/2/2021 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 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.

Land Computations

Table with columns: Computation Name, 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.

Data Source Aerial

Collector 10/15/2021 rc

Appraiser 12/02/2021 lp

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1120 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, Enclosed Frame	80	\$7,800
Porch, Open Frame	140	\$8,300

Plumbing

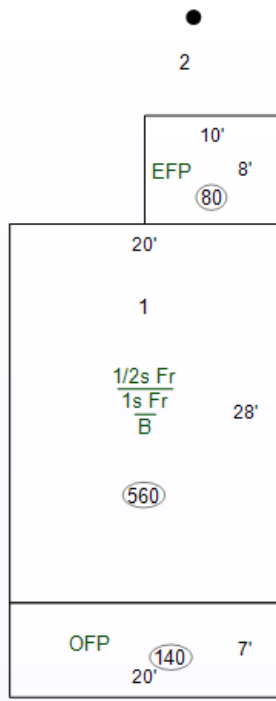
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	560	560	\$68,400	
2					
3					
4					
1/4					
1/2	1Fr	560	560	\$28,000	
3/4					
Attic					
Bsmt		560	0	\$25,300	
Crawl					
Slab					

Total Base \$121,700

Adjustments 1 Row Type Adj. x 1.00 \$121,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:560 1/2:560 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$126,700

Sub-Total, 1 Units

Exterior Features (+) \$16,100 \$142,800

Garages (+) 0 sqft \$0 \$142,800

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$109,242

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 1/2	Wood Fr	D+2	1915	1940	85	F		0.85			1,680 sqft	\$109,242	65%	\$38,230	0%	100%	0.850	1.000	100.00	0.00	0.00	\$32,500
2: Detached Garage/Boat H	1	Pole	D	1915	1915	110	P		\$29.07	0.85	\$23.14	24'x26'	\$14,440	75%	\$3,610	0%	100%	0.850	1.000	100.00	0.00	0.00	\$3,100