

89-16-32-340-203.000-030

HALL, SHEENA

107 LINCOLN ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number
89-16-32-340-203.000-030

Local Parcel Number
46-32-340-203.000-29

Tax ID:
029-17851-00

Routing Number
4632340-032

Ownership

HALL, SHEENA
2101 WATERLEAF WAY
BOWIE, MD 20721

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/06/2020	HALL, SHEENA	2020005302	WD	/	\$44,900	V
11/30/2009	PHENIS, JOSEPH E		CO	/	\$14,500	V
11/30/2009	PHENIS, JOSEPH E	2009011057	SW	/	\$14,500	V
04/23/2009	FOR NEW CENTURY		CO	/	\$61,229	I
04/23/2009	DEUTSCHE BANK NA	2009003963	SH	/		I
01/01/1900	NOBBE, CHRISTOPH	2009003963	SH	/		I

Notes
12/14/2021 Misc: 2022: GENERAL REVALUATION

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Legal
4 X 105 E SIDE LOT 233 HAYNES 105 N END LOT 234 HAYNES



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
4632340

Location Address (1)
107 LINCOLN ST
RICHMOND, IN 47374

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

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	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$10,200	Land	\$10,200	\$8,600	\$7,600	\$7,600	\$7,600
\$10,200	Land Res (1)	\$10,200	\$8,600	\$7,600	\$7,600	\$7,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$57,000	Improvement	\$57,000	\$48,500	\$42,600	\$43,100	\$39,400
\$56,800	Imp Res (1)	\$56,800	\$48,300	\$42,400	\$42,900	\$39,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Imp Non Res (3)	\$200	\$200	\$200	\$200	\$100
\$67,200	Total	\$67,200	\$57,100	\$50,200	\$50,700	\$47,000
\$67,000	Total Res (1)	\$67,000	\$56,900	\$50,000	\$50,500	\$46,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Total Non Res (3)	\$200	\$200	\$200	\$200	\$100

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

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
F	F		48	48x105	0.93	\$228	\$212	\$10,176	0%	1.0000	100.00	0.00	0.00	\$10,180

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.12
Actual Frontage	48
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$10,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,200

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 3/4
Style	N/A
Finished Area	1600 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
Bay	10	\$3,200
Stoop, Masonry	192	\$4,400
Porch, Open Frame	184	\$9,200

Plumbing

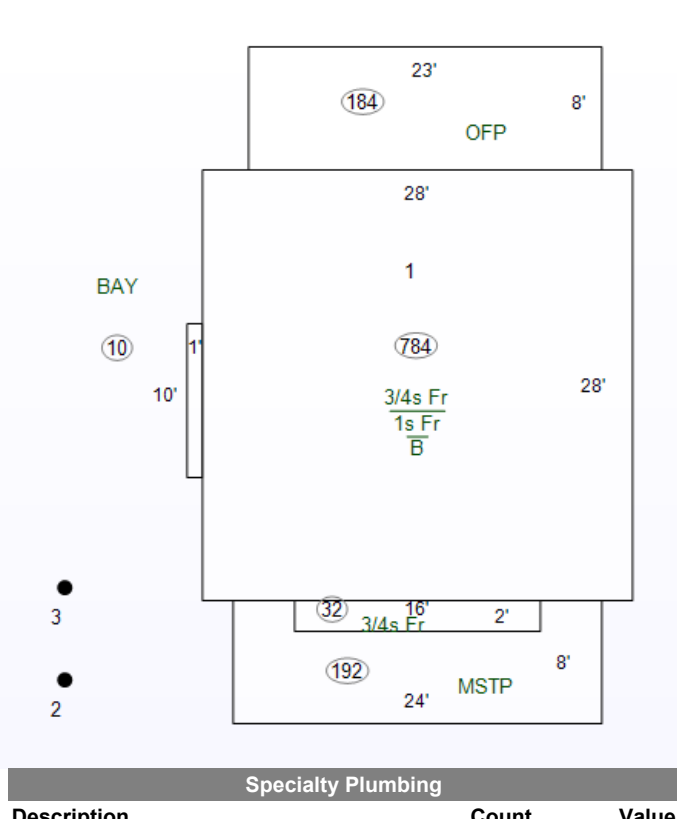
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	784	784	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4 1Fr	816	816	\$41,600	
Attic				
Bsmt	784	0	\$30,100	
Crawl				
Slab				

Total Base \$158,200

Adjustments 1 Row Type Adj. x 1.00 \$158,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:784 3/4:816 \$6,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$164,200

Sub-Total, 1 Units

Exterior Features (+) \$16,800 \$181,000

Garages (+) 0 sqft \$0 \$181,000

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$146,158

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 3/4	Wood Fr	C-1	1908	1908	117 A		0.85		2,384 sqft	\$146,158	45%	\$80,390	10%	100%	0.760	1.000	100.00	0.00	0.00	\$55,000
2: Detached Garage/Boat H	1	Wood Fr	D	1908	1908	117 P	\$59.52	0.85	\$40.47	12'x20'	\$9,714	75%	\$2,430	0%	100%	0.760	1.000	100.00	0.00	0.00	\$1,800
3: Lean-To	1	Earth Flo	D	1993	1993	32 P	\$4.69	0.85		8'x20' x 8'	\$510	60%	\$200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200