

89-16-32-340-204.000-030

GREEN, COEBURN & SUSAN A

109 LINCOLN ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-340-204.000-030
Local Parcel Number 46-32-340-204.000-29

Tax ID: 029-15546-00

Routing Number 4632340-033

Property Class 510 RENTAL
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 SOUTH R WAYNE-295244 SOUTH RENTAL (

Section/Plat 4632340

Location Address (1) 109 LINCOLN 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

GREEN, COEBURN & SUSAN A
917 E MAIN ST
CAMBRIDGE CITY, IN 47327

Legal

40 X 100 FT LOT 233 HAYNES



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$8,500, \$36,400, \$44,900).

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

Table with columns for Land Type (F), Pricing Method (F), Soil ID, Act Front (40), Size (40x105), Factor (0.93), Rate (\$228), Adj. Rate (\$212), Ext. Value (\$8,480), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), and Value (\$8,480).

Transfer of Ownership

Table with columns for Date (01/01/1900), Owner (GREEN, COEBURN &), Doc ID, Code (CO), Book/Page, Adj, Sale Price, and V/I.

Res

Notes

12/4/2023 Misc: 2024: GARAGE RAZED PER F/C 11/30/2023
12/14/2021 Misc: 2022: GENERAL REVALUATION

Land Computations

Table with columns for Land Computations (Calculated Acreage 0.10, Actual Frontage 40, Developer Discount, Parcel Acreage 0.10, 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 0.10, 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 \$8,500, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$8,500).

Data Source Aerial

Collector 10/20/2021 jf

Appraiser 12/14/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 3/4
Style N/A
Finished Area 1380 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	176	\$12,800
Porch, Enclosed Frame	140	\$11,600

Plumbing

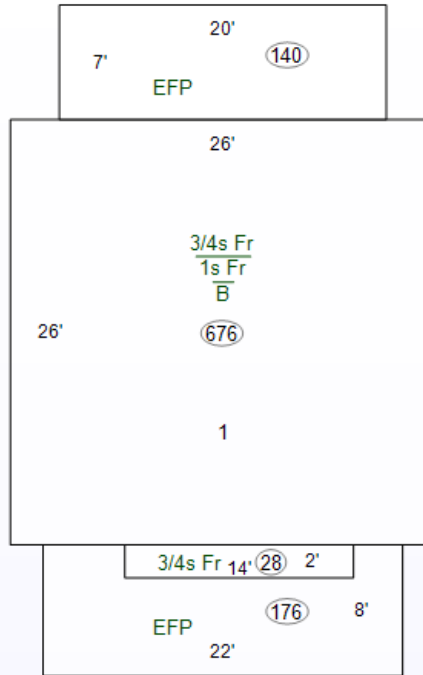
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	676	676	\$78,600	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	704	704	\$37,800	
Attic					
Bsmt		676	0	\$28,100	
Crawl					
Slab					

Total Base \$144,500
Adjustments 1 Row Type Adj. x 1.00 \$144,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$145,300

Sub-Total, 1 Units

Exterior Features (+)	\$24,400	\$169,700
Garages (+) 0 sqft	\$0	\$169,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$137,033

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 3/4	Wood Fr	C-1	1908	1908	117	P			0.85		2,056 sqft	\$137,033	65%	\$47,960	0%	100%	0.760	1.000	100.00	0.00	0.00	\$36,400