

General Information

Parcel Number
89-16-32-340-206.000-030

Local Parcel Number
46-32-340-206.000-29

Tax ID:
029-10156-00

Routing Number
4632340-035

Ownership

HUFF, JULIE L
115 LINCOLN ST
RICHMOND, IN 47374

Legal

W 1/2 LOT 232 HAYNES

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/11/2016	HUFF, JULIE L	2016005406	SW	/	\$4,200	I
09/11/2014	SECRETARY OF HOU	2014006590	SW	/	\$51,988	I
11/26/2012	CITIMORTGAGE INC	2012009990	QC	/	\$0	I
06/14/2012	SECRETARY OF HOU	2012004749	SW	/	\$51,988	I
03/07/2012	CITIMORTGAGE INC	2012001720	SH	/	\$51,988	I
01/01/1900	GRIFFY, CHRISTOPH	2012001720	SH	/	\$51,988	I

Notes

12/14/2021 Misc: 2022: GENERAL REVALUATION

11/15/2016 : 2017 SALES DISCLOSURE F/C: REMOVE EFP, DETGAR, LEAN-TO, & SHED, CHANGE SFD GRADE TO FR PER TOWNSHIP ASSESSOR 11-4-16

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 SOUTH R
WAYNE-295244 SOUTH RENTAL (

Section/Plat
4632340

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

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

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/19/2025	04/22/2025	04/17/2024	04/20/2023	04/16/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
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"/>
Land	\$5,700	\$5,700	\$4,900	\$4,300	\$4,300
Land Res (1)	\$5,700	\$5,700	\$4,900	\$4,300	\$4,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$28,000	\$28,000	\$24,000	\$21,100	\$19,500
Imp Res (1)	\$28,000	\$28,000	\$24,000	\$21,100	\$19,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$33,700	\$28,900	\$25,400	\$25,600	\$23,800
Total Res (1)	\$33,700	\$28,900	\$25,400	\$25,600	\$23,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		22	22x160	1.14	\$228	\$260	\$5,720	0%	1.0000	100.00	0.00	0.00	\$5,720

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

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/20/2021 jf

Appraiser 12/14/2021 en

Land Computations

Calculated Acreage	0.08
Actual Frontage	22
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.08
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	0.08
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	\$5,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$5,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1300 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	84	\$5,300

Plumbing

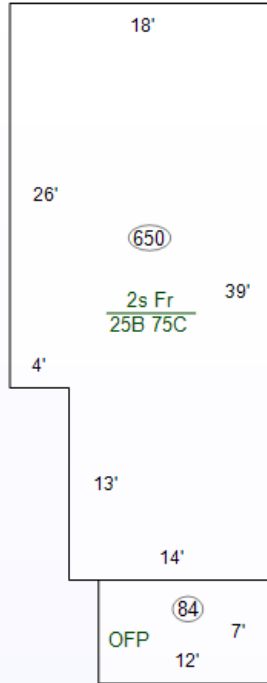
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	650	650	\$76,600	
2	1Fr	650	650	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		162	0	\$17,300	
Crawl		488	0	\$5,700	
Slab					

	Total Base	Value
	\$140,500	
Adjustments	1 Row Type Adj. x 1.00	\$140,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit	\$140,500	
Sub-Total, 1 Units	\$140,500	
Exterior Features (+)	\$5,300	\$145,800
Garages (+) 0 sqft	\$0	\$145,800
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost	\$105,341	

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	2	Wood Fr	D+1	1900	1900	125	F		0.85			1,462 sqft	\$105,341	65%	\$36,870	0%	100%	0.760	1.000	100.00	0.00	0.00	\$28,000