

89-16-32-410-415.000-030

KT PROPERTY GROUP LLC

318 N 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296261 (029)/2962

1/2

General Information

Parcel Number 89-16-32-410-415.000-030
Local Parcel Number 46-32-410-415.000-29

Tax ID: 029-17644-00

Routing Number 4632410-023

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 296261-029 WAYNE-296261 (029)

Section/Plat 4632410

Location Address (1) 318 N 5TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

KT PROPERTY GROUP LLC
801 N A ST
PO BOX 1948
RICHMOND, IN 47375

Legal

LOT 8 S S *TIF*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/03/2024 to 01/01/1900.

Notes

1/20/2022 Misc: 2022 GENERAL REVALUATION

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 valuation details for 2025, 2024, and 2023.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 (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 (\$2,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,300).

Data Source External Only

Collector 08/04/2021 rc

Appraiser 08/04/2021 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1516 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	409	\$21,900
Wood Deck	336	\$6,700

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

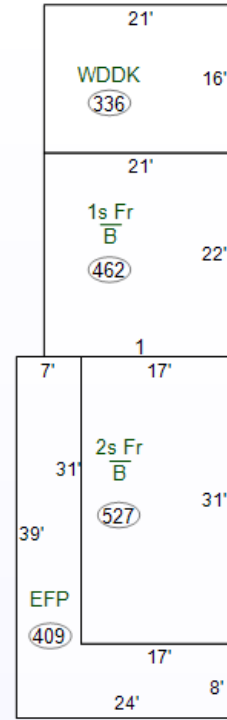
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	989	989	\$105,300	
2	1Fr	527	527	\$35,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		989	0	\$34,600	
Crawl					
Slab					

Total Base \$175,700

Adjustments 1 Row Type Adj. x 1.00 \$175,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:989 2:527 \$4,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$180,600

Sub-Total, 1 Units

Exterior Features (+)	\$28,600	\$209,200
Garages (+) 0 sqft	\$0	\$209,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$151,147

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	2	Wood Fr	D+1	1900	1900	125 F		0.85		2,505 sqft	\$151,147	65%	\$52,900	50%	100%	0.790	1.000	100.00	0.00	0.00	\$20,900
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125 P	\$59.52	0.85	\$40.47	12'x21'	\$10,199	75%	\$2,550	0%	100%	0.790	1.000	100.00	0.00	0.00	\$2,000