

89-16-32-440-810.000-030

HENSLEY, CHRISTOPHER, KYL

918 E MAIN ST

400, Vacant Land

WAYNE COM-294199 (029)/

1/2

General Information

Parcel Number 89-16-32-440-810.000-030

Local Parcel Number 46-32-440-810.000-29

Tax ID: 029-30521-00

Routing Number 4632440-003

Property Class 400 Vacant Land

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294199-029 WAYNE COM-294199 (029)

Section/Plat 4632440

Location Address (2) 918 E MAIN ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model WAYNE COM-294199 (029)

Characteristics

Topography Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

HENSLEY, CHRISTOPHER, KYLE KE ANDREW PAGE 6021 WILSHIRE DR INDIANAPOLIS, IN 46259

Legal

20 FT MAIN ST LOT 124 C W S *TIF*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/18/2017 to 01/01/1900.

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
4/14/2022 PERMIT/CO: 2022 new construction: removed bldg -BB/Nexus
1/27/2021 Misc: Reassessment-changed usage, reduced obsol-RC ATLAS HERB & TEA
3/18/2020 Misc: 20p21- 2020 Equalization JH/Nexus
1/4/2019 Misc: 2016 CORRECTION: MATCH VALUE WITH 916 E MAIN ST DUE TO SIMILARITY 01-04-18

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 data for years 2022-2025.

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. Row shows Fci F 20 20x162 1.04 \$300 \$312 \$6,240 0% 1.0000 0.00 0.00 100.00 \$6,240.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.07), Actual Frontage (20), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$6,200), Total Value (\$6,200).

