

89-16-33-120-210.000-030

ROBINETTE, JIM L & BONNIE L

1409 NEW PARIS PIKE

401, 4 to 19 Family Apartments

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-120-210.000-030
Local Parcel Number 46-33-120-210.000-29

Tax ID: 029-46009-00

Routing Number

Property Class 401 RENTAL
4 to 19 Family Apartments

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 295272-029 WAYNE-295272 (029)

Section/Plat 4633120

Location Address (1) 1409 NEW PARIS PIKE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model Apartment 401

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 2029

Ownership

ROBINETTE, JIM L & BONNIE L
125 W CHURCH ST
CAMBRIDGE CITY, IN 47327

Legal

100 FT E SIDE LOT 2 EX OF S M 20 FT W SIDE LOT 3 EX OF S M



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

Table with columns for Assessment Year (2025, 2024), Reason For Change (WIP, AA), As Of Date (04/08/2025, 04/22/2025, 06/26/2024, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Income Approach), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts (Land, Improvement, Total).

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/10/2023 and 01/01/1900.

Commercial

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
5/14/2024 Nexus: 24PAY25: D+2/AV; INCOME MODEL ADJUSTMENTS -BB/NEXUS
3/26/2019 Misc: 19p20- Added to Income Model per Equalization JH/Nexus
11/15/2018 Misc: 11/15/2018 OKAY'D PER ALLOCATION REPORT TW
7/1/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (1.45), Actual Frontage (120), Developer Discount, Parcel Acreage (1.45), 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 (1.45), 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 (\$18,400), CAP 3 Value (\$0), Total Value (\$18,400).

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

General Information

Occupancy 4-6 Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2744 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
Patio, Concrete	102	\$800
Porch, Open Frame	299	\$14,000
Wood Deck	96	\$2,800

Plumbing

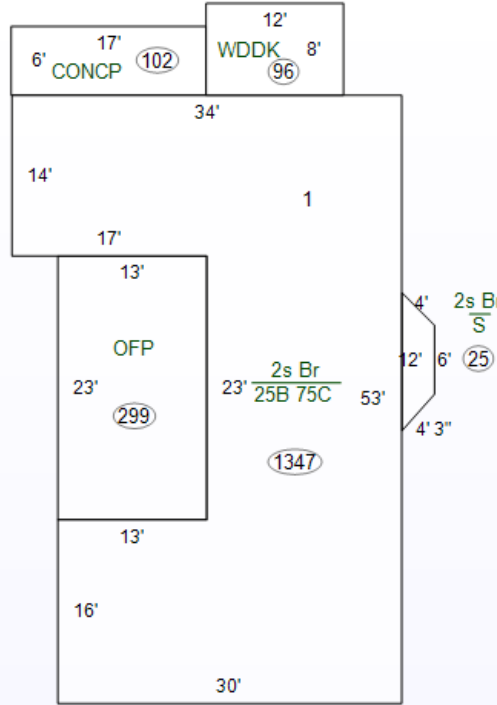
	#	TF
Full Bath	4	12
Half Bath	0	0
Kitchen Sinks	4	4
Water Heaters	4	4
Add Fixtures	0	0
Total	12	20

Accommodations

Bedrooms	8
Living Rooms	4
Dining Rooms	0
Family Rooms	0
Total Rooms	16

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1372	1372	\$140,900	
2	7	1372	1372	\$77,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		337	0	\$20,200	
Crawl		1010	0	\$7,600	
Slab		25	0	\$0	
Total Base					\$245,700

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)		\$0
Ex Liv Units (+)	C:3	\$26,400
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	20 - 20 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$272,100

Sub-Total, 1 Units

Exterior Features (+)	\$17,600	\$289,700
Garages (+) 0 sqft	\$0	\$289,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

Replacement Cost \$196,996

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	Brick	D	1900	1900	125	F		0.85		3,081 sqft	\$196,996	65%	\$68,950	0%	100%	0.800	1.000	0.00	100.00	0.00	\$55,200