

General Information

Parcel Number 89-16-33-410-736.000-030

Local Parcel Number 46-33-410-736.000-29

Tax ID: 029-99586-00

Routing Number

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 295273-029 WAYNE-295273 (029)

Section/Plat 4633410

Location Address (1) 412 N 12TH 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 2029

Ownership

ROBINSON INVESTMENT GROUP LL 3844 CONIFER DR ZIONSVILLE, IN 46077

Legal

33 1/3 FT N SIDE LOT 27 N H

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 09/13/2023 and 01/01/1900.

Notes

11/3/2020 Misc: 2021 GENERAL REVAL



Res

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 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 values for F, F, 33, 33x128, 0.93, \$168, \$156, \$5,148, 0%, 1.0000, 100.00, 0.00, 0.00, \$5,150.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.10), Actual Frontage (33), 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 (\$5,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1726 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	160	\$8,300
Porch, Enclosed Frame	50	\$6,300
Patio, Concrete	192	\$1,500

Plumbing

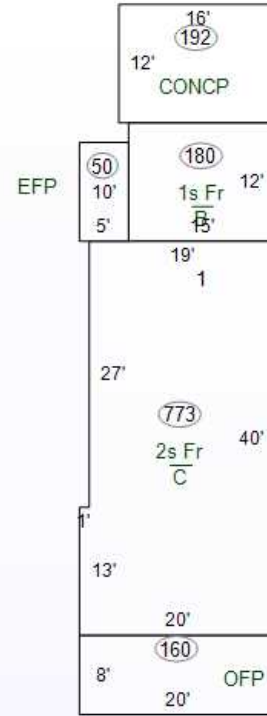
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	953	953	\$101,100	
2	1Fr	773	773	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		180	0	\$17,700	
Crawl		773	0	\$6,700	
Slab					

Adjustments	1 Row Type Adj. x 1.00	Total Base	\$170,200
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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 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$170,200
Sub-Total, 1 Units	\$170,200
Exterior Features (+)	\$16,100
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$134,602

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		1,906 sqft	\$134,602	65%	\$47,110	0%	100%	0.830	1.000	100.00	0.00	0.00	\$39,100
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125 VP	\$46.21	0.85	\$31.42	18'x25'	\$14,140	95%	\$710	0%	100%	0.830	1.000	100.00	0.00	0.00	\$600