

89-16-33-430-701.000-030

VAUGHN, KIMBERLY

2009 E MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-295279 (029)/2952

1/2

**General Information**

**Parcel Number**  
89-16-33-430-701.000-030

**Local Parcel Number**  
46-33-430-701.000-29

**Tax ID:**  
029-45570-00

**Routing Number**

**Ownership**

VAUGHN, KIMBERLY  
2009 E MAIN ST  
RICHMOND, IN 47374

**Legal**

PT OM 521 45 X 45 FT M PT 34.1 X 46.1 55 FT  
FRONT MAIN ST X 142.5 REAR LOT BEING 34.1  
FT WIDE

**Transfer of Ownership**

| Date       | Owner             | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 09/18/2023 | VAUGHN, KIMBERLY  | 2023007095 | WD   | /         | \$220,000      | V   |
| 04/08/2021 | FOWLER, LANCE D & | 2021003345 | WD   | /         | \$205,000      | I   |
| 07/23/2019 | RICHMOND NEIGHB   | 2019005527 | MD   | /         |                | I   |
| 06/04/2019 | RICHMOND NEIGHB   | 2019004161 | WD   | /         | \$27,000       | I   |
| 01/01/1900 | WALDEN, DANIEL K  |            | CO   | /         |                | I   |

**Notes**

8/2/2024 Misc: 2025 GENERAL REVAUATION

3/1/2024 Nexus: 2024 SALES REVIEW: 2000  
EFFYR -BB/NEXUS

7/16/2020 Misc: 2021: CHANGE AGE,  
CONDITION, ADD A/C PER REMODEL PERMIT 03-  
03-2020

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

Year: 2025

**Location Information**

**County**  
WAYNE

**Township**  
WAYNE TOWNSHIP

**District 030 (Local 029)**  
RICHMOND CITY -WAYNE TWP

**School Corp 8385**  
RICHMOND COMMUNITY

**Neighborhood 295279-029**  
WAYNE-295279 (029)

**Section/Plat**  
4633430

**Location Address (1)**  
2009 E MAIN ST  
RICHMOND, IN 47374

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

| 2025             | Assessment Year            | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | <b>Reason For Change</b>   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 02/19/2025       | <b>As Of Date</b>          | 04/22/2025               | 04/17/2024               | 04/20/2023               | 04/22/2022               | 04/16/2021               |
| Indiana Cost Mod | <b>Valuation Method</b>    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000           | <b>Equalization Factor</b> | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  | <b>Notice Required</b>     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>\$15,200</b>  | <b>Land</b>                | <b>\$15,200</b>          | <b>\$12,900</b>          | <b>\$11,300</b>          | <b>\$11,300</b>          | <b>\$7,600</b>           |
| \$15,200         | Land Res (1)               | \$15,200                 | \$12,900                 | \$11,300                 | \$11,300                 | \$7,600                  |
| \$0              | Land Non Res (2)           | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)           | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| <b>\$233,400</b> | <b>Improvement</b>         | <b>\$233,400</b>         | <b>\$188,500</b>         | <b>\$179,300</b>         | <b>\$181,300</b>         | <b>\$105,300</b>         |
| \$233,400        | Imp Res (1)                | \$233,400                | \$188,500                | \$179,300                | \$181,300                | \$105,300                |
| \$0              | Imp Non Res (2)            | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)            | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| <b>\$248,600</b> | <b>Total</b>               | <b>\$248,600</b>         | <b>\$201,400</b>         | <b>\$190,600</b>         | <b>\$192,600</b>         | <b>\$112,900</b>         |
| \$248,600        | Total Res (1)              | \$248,600                | \$201,400                | \$190,600                | \$192,600                | \$112,900                |
| \$0              | Total Non Res (2)          | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (3)          | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')**

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

| 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              |         | 11         | 11x150 | 1.06   | \$242 | \$257     | \$2,827    | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$2,830 |
| F         | F              |         | 10         | 10x190 | 1.14   | \$242 | \$276     | \$2,760    | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$2,760 |
| F         | F              |         | 34         | 34x240 | 1.17   | \$242 | \$283     | \$9,622    | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$9,620 |

**Characteristics**

**Topography** **Flood Hazard**  
High

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

**Land Computations**

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.27                     |
| Actual Frontage         | 55                       |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.27                     |
| 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    | 0.27                     |
| 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             | \$15,200                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| <b>Total Value</b>      | <b>\$15,200</b>          |

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 04/09/2024 js

Appraiser 08/02/2024 Nexus

**General Information**

|                      |                      |
|----------------------|----------------------|
| <b>Occupancy</b>     | Single-Family        |
| <b>Description</b>   | Residential Dwelling |
| <b>Story Height</b>  | 2                    |
| <b>Style</b>         | N/A                  |
| <b>Finished Area</b> | 2934 sqft            |
| <b>Make</b>          |                      |

**Floor Finish**

|   |  |
|---|--|
| <input type="checkbox"/> Earth                  | <input type="checkbox"/> Tile                  |
| <input checked="" type="checkbox"/> Slab        | <input checked="" type="checkbox"/> Carpet     |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Parquet                |  |

**Wall Finish**

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Fiberboard                 |  |

**Roofing**

|                                       |                                |   |                                |                               |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up     | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other |   |                                |                               |

**Exterior Features**

| Description       | Area | Value   |
|-------------------|------|---------|
| Porch, Open Frame | 112  | \$6,300 |
| Porch, Open Frame | 112  | \$3,400 |
| Porch, Open Frame | 40   | \$4,300 |
| Patio, Concrete   | 414  | \$2,900 |

**Plumbing**

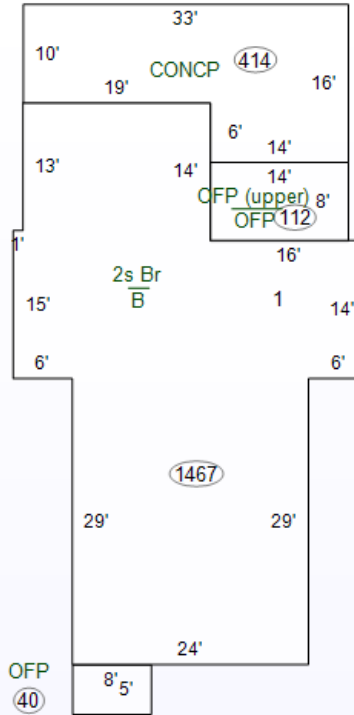
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 3 | 9  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 5 | 11 |

**Accommodations**

|                     |    |
|---------------------|----|
| <b>Bedrooms</b>     | 4  |
| <b>Living Rooms</b> | 1  |
| <b>Dining Rooms</b> | 1  |
| <b>Family Rooms</b> | 1  |
| <b>Total Rooms</b>  | 12 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 7      | 1467 | 1467   | \$146,700 |        |
| 2     | 7      | 1467 | 1467   | \$80,800  |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        | 1467 | 0      | \$44,600  |        |
| Crawl |        |      |        |           |        |
| Slab  |        |      |        |           |        |

**Total Base** \$272,100

**Adjustments** 1 Row Type Adj. x 1.00 \$272,100

|                  |                            |
|------------------|----------------------------|
| Unfin Int (-)    | \$0                        |
| Ex Liv Units (+) | \$0                        |
| Rec Room (+)     | \$0                        |
| Loft (+)         | \$0                        |
| Fireplace (+)    | \$0                        |
| No Heating (-)   | \$0                        |
| A/C (+)          | 1:1467 2:1467 \$7,800      |
| No Elec (-)      | \$0                        |
| Plumbing (+ / -) | 11 - 5 = 6 x \$800 \$4,800 |
| Spec Plumb (+)   | \$0                        |
| Elevator (+)     | \$0                        |

**Sub-Total, One Unit** \$284,700

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$16,900 | \$301,600 |
| Garages (+) 0 sqft                | \$0      | \$301,600 |
| Quality and Design Factor (Grade) | 1.10     |           |
| Location Multiplier               | 0.85     |           |

**Replacement Cost** \$281,996

**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       | C+2   | 1870       | 2000     | 25 A          |           | 0.85 |          | 4,401 sqft | \$281,996 | 22%      | \$219,960     | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00  | 0.00  | \$220,000    |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | C     | 1940       | 1940     | 85 A          | \$39.83   | 0.85 | \$33.86  | 24'x30'    | \$24,376  | 45%      | \$13,410      | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00  | 0.00  | \$13,400     |