

89-16-33-440-401.000-030

LINDEN HILL HISTORIC REDEVE

2039 E MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-295279 (029)/2952

1/2

General Information

Parcel Number 89-16-33-440-401.000-030
Local Parcel Number 46-33-440-401.000-29

Tax ID: 029-18496-00

Routing Number

Property Class 510
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 295279-029
WAYNE-295279 (029)

Section/Plat 4633440

Location Address (1)
2039 E MAIN ST
RICHMOND, IN 47374

Zoning

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

LINDEN HILL HISTORIC REDEVELOP
2039 E MAIN ST
RICHMOND, IN 47374

Legal

92.80 X 161.20 FT N PT OM 524



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

8/2/2024 Misc: 2025 GENERAL REVAUATION
10/12/2018 Misc: 2019 GENERAL REVALUATION

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 3657 sqft  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	208	\$10,100
Porch, Enclosed Frame	182	\$8,100
Patio, Concrete	48	\$400

**Plumbing**

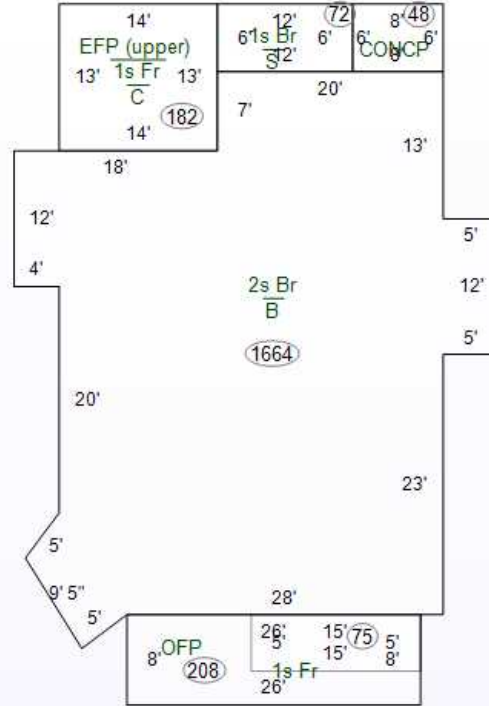
	#	TF
<b>Full Bath</b>	6	18
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	9	22

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	11

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1993	1993	\$180,100	
2	7	1664	1664	\$89,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1664	0	\$48,700	
Crawl		182	0	\$3,700	
Slab		72	0	\$0	

**Total Base** \$322,000

**Adjustments** 1 Row Type Adj. x 1.00 \$322,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:2 MO:4 \$16,000
No Heating (-)	\$0
A/C (+)	1:1993 2:1664 \$9,100
No Elec (-)	\$0
Plumbing (+ / -)	22 - 5 = 17 x \$800 \$13,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$360,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,600	\$379,300
Garages (+) 0 sqft	\$0	\$379,300
Quality and Design Factor (Grade)		1.40
Location Multiplier		0.85

**Replacement Cost** \$451,367

**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	5/6 Maso	B+2	1890	1890	135	A		0.85		5,321 sqft	\$451,367	40%	\$270,820	0%	100%	0.890	1.000	100.00	0.00	0.00	\$241,000