

89-16-36-440-205.000-030

General Information

Parcel Number
89-16-36-440-205.000-030

Local Parcel Number
46-36-440-205.000-29

Tax ID:
029-01151-00

Routing Number
4636440-008

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295203-029
WAYNE-295203 (029)

Section/Plat
4636440

Location Address (1)
143 CUMBERLAND RD

RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2029

KARN, HOWARD G & WINIFRED

Ownership

KARN, HOWARD G & WINIFRED KAY
143 CUMBERLAND RD
RICHMOND, IN 47374

Legal

PT SE SEC 36-14-1 0.64A 100 X 280 FT



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$14,600	Land	\$14,600	\$12,400	\$10,900	\$10,900	\$10,900
\$14,600	Land Res (1)	\$14,600	\$12,400	\$10,900	\$10,900	\$10,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$111,300	Improvement	\$111,300	\$93,400	\$81,700	\$82,600	\$81,600
\$111,300	Imp Res (1)	\$111,300	\$93,400	\$81,700	\$82,600	\$81,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$125,900	Total	\$125,900	\$105,800	\$92,600	\$93,500	\$92,500
\$125,900	Total Res (1)	\$125,900	\$105,800	\$92,600	\$93,500	\$92,500
\$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 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
9	A		0	0.590000	1.42	\$17,400	\$24,708	\$14,578	0%	1.0000	100.00	0.00	0.00	\$14,580
82	A	GE	0	0.050000	1.02	\$2,390	\$2,438	\$122	-100%	1.0000	0.00	100.00	0.00	\$00

143 CUMBERLAND RD

Transfer of Ownership

Date
01/01/1900

Owner
KARN, HOWARD G &

Doc ID
CO

Code
/

Book/Page
Adj Sale Price
V/I

Res

WAYNE-295203 (029)/2952

Notes

10/8/2024 Misc: 2025 GENERAL REVAUATION
8/24/2018 Misc: 2019 GENERAL REVALUATION:
REMOVE SHED

Land Computations

Calculated Acreage	0.64
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.64
81 Legal Drain NV	0.00
82 Public Roads NV	0.05
83 UT Towers NV	0.00
9 Homesite	0.59
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$14,600
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$14,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,600

Data Source
External Only

Collector
08/16/2024 js

Appraiser
10/08/2024 Nexus

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1792 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total48

Accommodations

Bedrooms3

Living Rooms1

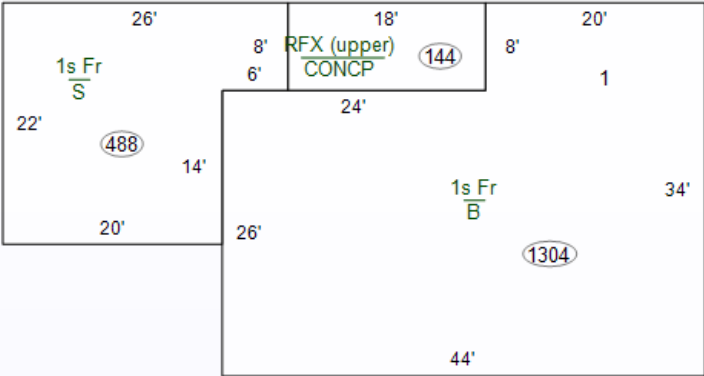
Dining Rooms0

Family Rooms0

Total Rooms6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder						
Floor	Constr	Base	Finish	Value	Totals	
1	1Fr	1792	1792	\$154,300		
2						
3						
4						
1/4						
1/2						
3/4						
Attic						
Bsmt		1304	0	\$41,500		
Crawl						
Slab		488	0	\$0		
		Total Base			\$195,800	
Adjustments	1 Row Type Adj. x 1.00				\$195,800	
Unfin Int (-)						\$0
Ex Liv Units (+)						\$0
Rec Room (+)						\$0
Loft (+)						\$0
Fireplace (+)						\$0
No Heating (-)						\$0
A/C (+)				1:1792	\$5,400	
No Elec (-)						\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400	
Spec Plumb (+)						\$0
Elevator (+)						\$0
Sub-Total, One Unit					\$203,600	
Sub-Total, 1 Units						
Exterior Features (+)				\$3,300	\$206,900	
Garages (+) 0 sqft				\$0	\$206,900	
Quality and Design Factor (Grade)					0.95	
Location Multiplier					0.85	
Replacement Cost					\$167,072	

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	1	Wood Fr	C-1	1948	1971	54	A		0.85		3,096 sqft	\$167,072	40%	\$100,240	0%	100%	1.110	1.000	100.00	0.00	0.00	\$111,300