

General Information

Parcel Number 89-17-12-000-108.000-029
Local Parcel Number 49-12-000-108.000-16

Tax ID: 016-00125-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164963-016 WAYNE-164963 (016)
Section/Plat 4912000
Location Address (1) 1283 S SALISBURY RD RICHMOND, IN 47374

Ownership

KAUFMAN, SIERRA E & JACOB N GA
1283 S SALISBURY RD
RICHMOND, IN 47374

Legal

LOT 4 A CURME 2ND

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/18/2019 to 01/01/1900.

Notes

9/12/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: Assessment Year (2025, 2024, 2023), Reason For Change (AA), As Of Date, Valuation Method (Indiana Cost Mod), Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

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 1: F, F, 103, 103x215, 1.11, \$222, \$246, \$25,338, 0%, 1.0000, 100.00, 0.00, 0.00, \$25,340.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/07/2023 js

Appraiser 09/12/2023 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.51), Actual Frontage (103), Developer Discount, Parcel Acreage (0.51), 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 (0.51), 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 (\$25,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1040 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	72	\$5,300
Porch, Enclosed Frame	260	\$16,000

Plumbing

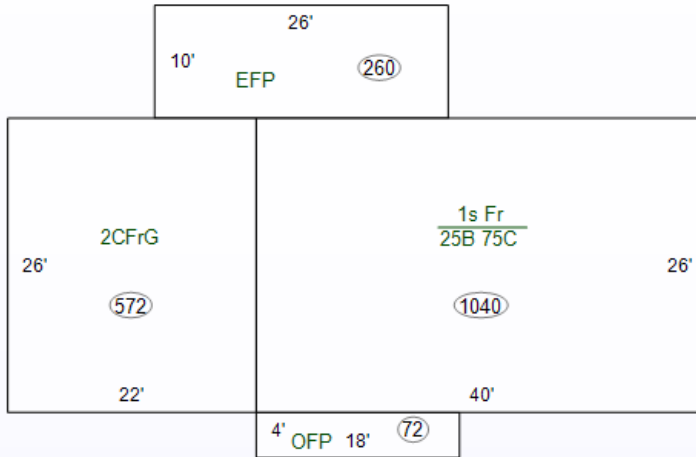
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
1		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1040	1040	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		260	0	\$19,000	
Crawl		780	0	\$6,700	
Slab					

Total Base \$134,100

Adjustments 1 Row Type Adj. x 1.00 \$134,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1040	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$140,300

Sub-Total, 1 Units

Exterior Features (+)	\$21,300	\$161,600
Garages (+) 572 sqft	\$21,400	\$183,000
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$147,773

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1969	1969	56	A			0.85		1,300 sqft	\$147,773	40%	\$88,660	0%	100%	1.220	1.000	100.00	0.00	0.00	\$108,200