

General Information

Parcel Number 89-18-01-000-215.000-030

Local Parcel Number 50-01-000-215.000-29

Tax ID: 029-00316-01

Routing Number

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 5001000

Location Address (1) 5939 ROBY LN 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

KINGERY, HEIDI L 5939 ROBY LN RICHMOND, IN 47374

Legal

PT SE SEC 36-14-1 0.088A N M D NE SEC 1-13-1 4.01A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 1900 to 2024.

Notes

8/24/2018 Misc: 2019 GENERAL REVALUATION

Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$27,700.

Data Source Aerial

Collector 06/19/2018 ts

Appraiser 08/24/2018 df

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1528 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
Patio, Concrete	120	\$1,000
Stoop, Masonry	64	\$2,700
Canopy, Roof Extension	64	\$1,300
Wood Deck	160	\$3,700
Canopy, Shed Type	160	\$1,300

Plumbing

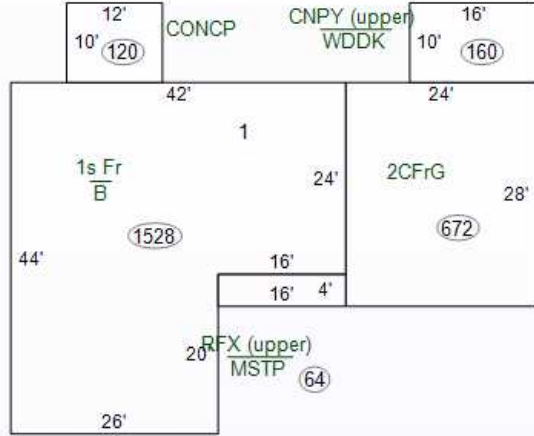
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1528	1528	\$136,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1528	0	\$45,600	
Crawl					
Slab					

Total Base \$181,600

Adjustments 1 Row Type Adj. x 1.00 \$181,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:800	\$18,600
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1528	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$209,800

Sub-Total, 1 Units

Exterior Features (+)	\$10,000	\$219,800
Garages (+) 672 sqft	\$26,000	\$245,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$219,377

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	1982	1982	43	A		0.85		3,056 sqft	\$219,377	30%	\$153,560	0%	100%	1.110	1.000	100.00	0.00	0.00	\$170,500
2: Lean-to	1	Earth Flo	C	2014	2014	11	F	\$4.69	0.85		12'x26' x 8'	\$1,244	30%	\$870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
3: Type 3 Barn	1	T3AW	C	1985	1985	40	F	\$19.62	0.85		28' x 40' x 8'	\$17,006	60%	\$6,800	0%	100%	1.110	1.000	100.00	0.00	0.00	\$7,500