

89-18-03-210-210.000-030

KNAPKE, KLINTON

240 S 32ND ST

510, 1 Family Dwell - Platted Lot

WAYNE-294291 (029)/2942

1/2

General Information

Parcel Number 89-18-03-210-210.000-030
Local Parcel Number 50-03-210-210.000-29

Tax ID: 029-47936-00

Routing Number 5003210-051

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 294291-029
WAYNE-294291 (029)

Section/Plat 5003210

Location Address (1)
240 S 32ND 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

KNAPKE, KLINTON
409 E BUTLER ST
FORT RECOVERY, OH 45846

Legal

LOT 144 RAVINIA PARK 2ND EXC 3.5 FT X 63 FT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/17/2024 and 01/01/1900.

Notes

9/25/2024 CYCLICAL: 2025 GENERAL REVAL

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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. Rows show data for F and F zoning.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.27), Actual Frontage (86), Developer Discount, 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 (\$22,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$22,200).

Data Source External Only

Collector 08/22/2024 js

Appraiser 09/25/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1152 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

Plumbing

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

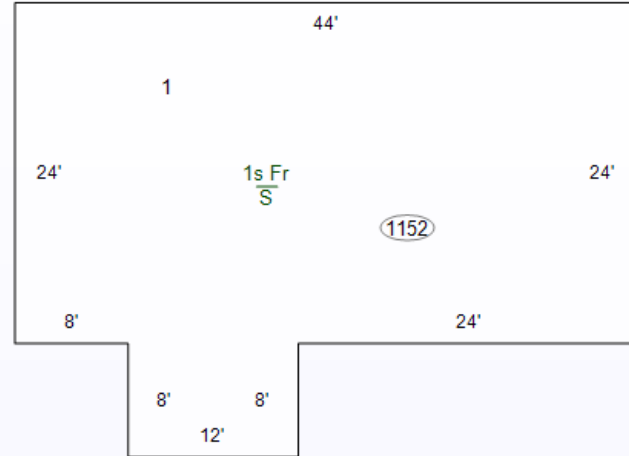
Accommodations

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

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1152	1152	\$114,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1152	0	\$0	

Total Base \$114,600

Adjustments 1 Row Type Adj. x 1.00 \$114,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1152 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$118,800

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$118,800
Garages (+) 0 sqft	\$0	\$118,800
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$95,931

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	1952	1952	73	A			0.85		1,152 sqft	\$95,931	45%	\$52,760	0%	100%	1.100	1.000	100.00	0.00	0.00	\$58,000
2: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47	A		\$55.64	0.85	\$47.29	14'x20'	\$13,242	35%	\$8,610	0%	100%	1.100	1.000	100.00	0.00	0.00	\$9,500