

General Information

Parcel Number 89-18-03-310-329.000-030
Local Parcel Number 50-03-310-329.000-29

Tax ID: 029-30440-00

Routing Number 5003310-073

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 293353-029 WAYNE-293353 (029)
Section/Plat 5003310
Location Address (1) 608 KENSINGTON DR RICHMOND, IN 47374

Ownership

PIERSON, CHRISTOPHER T & DANA
608 KENSINGTON DR
RICHMOND, IN 47374

Legal

LOT 107 MEADOW PARK SEC 3



Transfer of Ownership

Date 01/01/1900 Owner PIERSON, CHRISTOP Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/11/2022 Misc: 2023 GENERAL REVALUATION

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2027

Land Computations

Table with columns for Land Computations items and values, including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers 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 Value, CAP 2 Value, CAP 3 Value, and Total Value \$30,700.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	3
Style	N/A
Finished Area	1961 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	56	\$2,300
Canopy, Roof Extension	56	\$1,000
Wood Deck	470	\$9,600

Plumbing

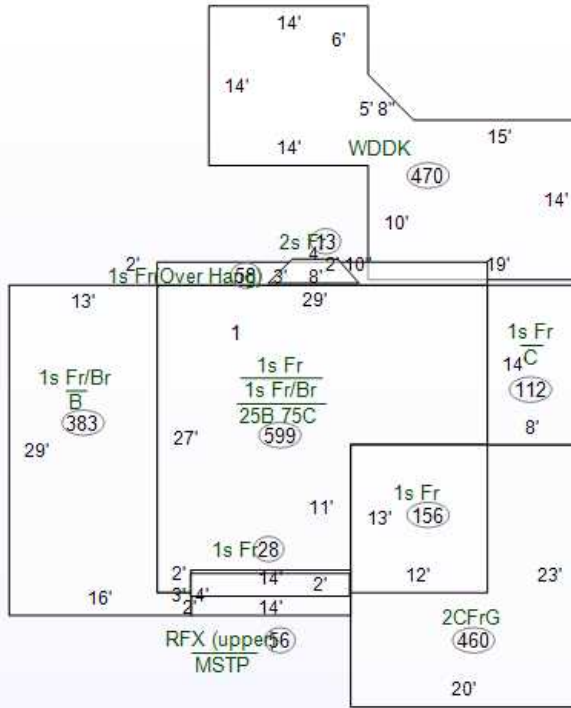
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1107	1107	\$113,400	
2 1Fr	826	826	\$46,300	
3 1Fr	28	28	\$17,300	
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	533	0	\$24,700	
Crawl	561	0	\$6,000	
Slab				

Total Base	\$207,700
Adjustments	1 Row Type Adj. x 1.00
Total	\$207,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1107 2:826 \$5,700
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$222,900
----------------------------	-----------

Sub-Total, 1 Units	
---------------------------	--

Exterior Features (+)	\$12,900	\$235,800
Garages (+) 460 sqft	\$18,900	\$254,700
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$227,320

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	3	1/6 Maso	C+1	1990	1990	35	G		0.85		2,494 sqft	\$227,320	24%	\$172,760	0%	100%	1.300	1.000	100.00	0.00	0.00	\$224,600