89-18-03-310-329.000-030 | **PIERSON, CHRISTOPHER T & D** | **608 KENSINGTON DR** | **510, 1 Family Dwell - Platted Lot** | **WAYNE-293353 (029)/2933**

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: 2023

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2023

Ownership

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

Legal

LOT 107 MEADOW PARK SEC 3

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	PIERSON, CHRISTOP		CO	/	$0	I

Notes

10/11/2022 Misc: 2023 GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$22,900	**Land**	**$22,900**	**$22,900**	**$22,900**	**$22,500**	**$22,500**
$22,900	Land Res (1)	$22,900	$22,900	$22,900	$22,500	$22,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$170,500	**Improvement**	**$170,500**	**$125,900**	**$114,500**	**$117,800**	**$113,800**
$170,500	Imp Res (1)	$170,500	$125,900	$114,500	$117,800	$113,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$193,400	**Total**	**$193,400**	**$148,800**	**$137,400**	**$140,300**	**$136,300**
$193,400	Total Res (1)	$193,400	$148,800	$137,400	$140,300	$136,300
$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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		74	74x125	0.98	$315	$309	$22,866	0%	100%	1.0000	$22,870

Land Computations

Calculated Acreage	0.21
Actual Frontage	74
Developer Discount	☐
Parcel Acreage	0.21
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	0.21
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$22,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$22,900**

Data Source External Only **Collector** 09/07/2022 bb **Appraiser** 10/11/2022 Nexus

General Information

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

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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

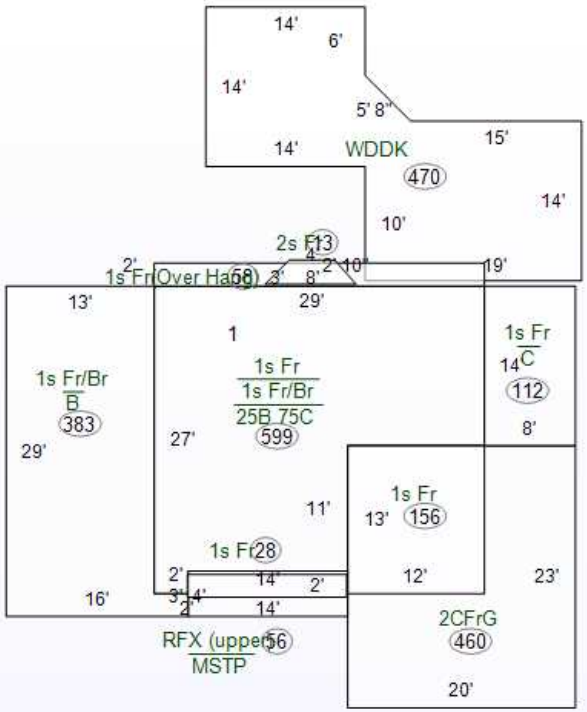
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Stoop, Masonry	56	$1,800
Canopy, Roof Extension	56	$800
Wood Deck	470	$7,300



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1107	1107	$86,500	
2	1Fr	826	826	$35,600	
3	1Fr	28	28	$13,900	
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		533	0	$19,200	
Crawl		561	0	$4,700	
Slab					
			Total Base		$159,900
Adjustments			**1 Row Type Adj. x 1.00**		$159,900
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		$4,400
No Elec (-)					$0
Plumbing (+ / -)			11 – 5 = 6 x $800		$4,800
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$173,800
			Sub-Total, 1 Units		
Exterior Features (+)			$9,900		$183,700
Garages (+) 460 sqft			$14,300		$198,000
			Quality and Design Factor (Grade)		1.05
			Location Multiplier		0.87
			Replacement Cost		$180,873

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	3	1/6 Masonry	C+1	1990	1990	33	G		0.87		2,494 sqft	$180,873	24%	$137,460	0%	100%	1.240	1.0000	$170,500

Total all pages $170,500

Total this page $170,500