

**General Information**

**Parcel Number**  
89-18-03-430-206.000-030

**Local Parcel Number**  
50-03-430-206.000-29

**Tax ID:**  
029-30656-00

**Routing Number**  
5003430-037

**Property Class 510**  
1 Family Dwell - Platted Lot

**Ownership**

SIMPSON, KAYLEE J & BENJAMIN S  
1110 BARRINGTON RIDGE  
RICHMOND, IN 47374

**Legal**

LOT 55 WOODGATE SEC 3

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/29/2024	SIMPSON, KAYLEE J	2024000545	WD	/	\$274,900	V
10/19/2023	KARKI, RAMESH	2023008105	QC	/		I
09/07/2016	KARKI, RAMESH & A	2016007371	WD	/	\$0	I
08/29/2016	KARKI, RAMESH	2016007091	WD	/	\$176,500	V
07/31/2008	KIMMEL, RYAN LEE &	2008006907	WD	/	\$180,000	I
01/01/1900	KOSTKA, RANDALL J	2008006907	WD	/	\$180,000	I

**Notes**

10/11/2024 CYCLICAL: 2025 GENERAL REVAL



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**  
5003430

**Location Address (1)**  
1110 BARRINGTON RIDGE  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$43,600</b>	<b>Land</b>	<b>\$43,600</b>	<b>\$36,900</b>	<b>\$32,500</b>	<b>\$32,500</b>	<b>\$32,500</b>
\$43,600	Land Res (1)	\$43,600	\$36,900	\$32,500	\$32,500	\$32,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$221,900</b>	<b>Improvement</b>	<b>\$221,900</b>	<b>\$179,800</b>	<b>\$158,100</b>	<b>\$154,800</b>	<b>\$140,400</b>
\$221,900	Imp Res (1)	\$221,900	\$179,800	\$158,100	\$154,800	\$140,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$265,500</b>	<b>Total</b>	<b>\$265,500</b>	<b>\$216,700</b>	<b>\$190,600</b>	<b>\$187,300</b>	<b>\$172,900</b>
\$265,500	Total Res (1)	\$265,500	\$216,700	\$190,600	\$187,300	\$172,900
\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		104	104x130	0.99	\$423	\$419	\$43,576	0%	1.0000	100.00	0.00	0.00	\$43,580

**Zoning**  
ZO01 Residential

**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

**Land Computations**

Calculated Acreage	0.31
Actual Frontage	104
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.31
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	0.31
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	\$43,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$43,600</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 3050 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
Wood Deck	448	\$7,900
Stoop, Masonry	42	\$2,300
Patio, Concrete	147	\$1,200

**Plumbing**

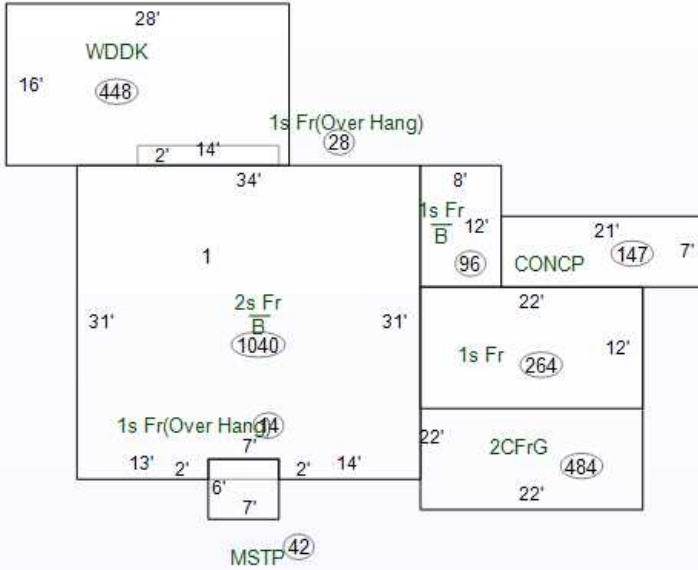
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>6</b>	<b>11</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1136	1136	\$113,100	
2	1Fr	1346	1346	\$64,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1136	568	\$62,300	
Crawl					
Slab					

**Total Base** \$239,500

**Adjustments** 1 Row Type Adj. x 1.00 \$239,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	2:1346 1:1136	\$6,600
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$255,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,400	\$267,000
Garages (+) 484 sqft	\$20,100	\$287,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$256,237

**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	2	Wood Fr	C+1	1990	1990	35	A		0.85		3,618 sqft	\$256,237	26%	\$189,620	10%	100%	1.300	1.000	100.00	0.00	0.00	\$221,900