

89-18-04-120-618.000-030

BARNES, KEVIN L

209 S 13TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number
89-18-04-120-618.000-030

Local Parcel Number
50-04-120-618.000-29

Tax ID:
029-08024-00

Routing Number
5004120-029

Ownership

BARNES, KEVIN L
8165 STATE ROAD 227 N
RICHMOND, IN 47374

Legal
C T P 2ND ADDN LOT 18 BLK 4 (CONTRACT:
DAVID HALE II 4-29-22 2022004034)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/03/2025	BARNES, KEVIN L	2025000710	CC	/		
04/29/2022	BARNES, KEVIN L	2022004034	CT	/		
02/07/2019	BARNES, KEVIN L	2019001119	QC	/	\$24,000	
12/16/2010	K2 PROPERTIES LLC	2010009964	QC	/	\$0	
01/01/1900	RABE RESIDENTIAL	2010009964	QC	/		

Notes

9/19/2024 Misc: 2025 GENERAL REVAUATION

8/21/2018 Misc: 2019 GENERAL REVALUATION -
520 COND P / DET GAR COND P

Property Class 520 RENTAL
2 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295398-029
WAYNE-295398 (029)

Section/Plat
5004120

Location Address (1)
209 S 13TH ST
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	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$3,600	Land	\$3,600	\$3,000	\$2,700	\$2,700	\$2,700
\$3,600	Land Res (1)	\$3,600	\$3,000	\$2,700	\$2,700	\$2,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$31,600	Improvement	\$31,600	\$27,200	\$23,900	\$24,200	\$22,000
\$17,800	Imp Res (1)	\$17,800	\$15,300	\$13,400	\$13,600	\$12,300
\$13,800	Imp Non Res (2)	\$13,800	\$11,900	\$10,500	\$10,600	\$9,700
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$35,200	Total	\$35,200	\$30,200	\$26,600	\$26,900	\$24,700
\$21,400	Total Res (1)	\$21,400	\$18,300	\$16,100	\$16,300	\$15,000
\$13,800	Total Non Res (2)	\$13,800	\$11,900	\$10,500	\$10,600	\$9,700
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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		42	42x165	1.05	\$81	\$85	\$3,570	0%	1.0000	100.00	0.00	0.00	\$3,570

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.16
Actual Frontage	42
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$3,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,600

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/08/2024 js

Appraiser 09/19/2024 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2194 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
Porch, Open Frame	112	\$6,300
Porch, Open Frame	112	\$3,400
Porch, Open Frame	72	\$5,300

Plumbing

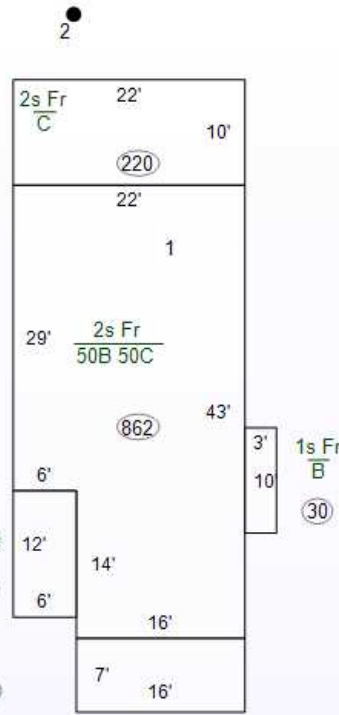
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1112	1112	\$111,500	
2	1Fr	1082	1082	\$54,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		461	0	\$22,800	
Crawl		651	0	\$6,400	
Slab					

Total Base \$195,200

Adjustments 1 Row Type Adj. x 1.00 \$195,200

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$204,000

Sub-Total, 1 Units

Exterior Features (+)	\$15,000	\$219,000
Garages (+) 0 sqft	\$0	\$219,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$158,228

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	2	Wood Fr	D+1	1920	1920	105	P			0.85		2,655 sqft	\$158,228	75%	\$39,560	0%	100%	0.700	1.000	50.00	50.00	0.00	\$27,700
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105	P		\$51.44	0.85	\$43.72	18'x20'	\$15,741	65%	\$5,510	0%	100%	0.700	1.000	100.00	0.00	0.00	\$3,900