

89-18-04-130-602.000-030

KINGDOM WORK INC

304 S 12TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-04-130-602.000-030
Local Parcel Number 50-04-130-602.000-29

Tax ID: 029-22678-00

Routing Number 5004130-126

Property Class 520 RENTAL
2 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 295398-029 WAYNE-295398 (029)

Section/Plat 5004130

Location Address (1) 304 S 12TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

KINGDOM WORK INC
12559 BEARSDALE DR
INDIANAPOLIS, IN 46235

Legal

LOT 37 R & B

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/28/2025 to 01/01/1900.

Notes

8/28/2024 Misc: 2025 GENERAL REVALUATION
8/16/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D++, COND P / DET GAR COND VP



Res

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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, Total Value.

Data Source External Only

Collector 08/09/2024 js

Appraiser 08/28/2024 Nexus

Total Value \$4,300

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1664 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	75	\$5,300
Patio, Concrete	138	\$1,200
Stoop, Masonry	30	\$1,800

Plumbing

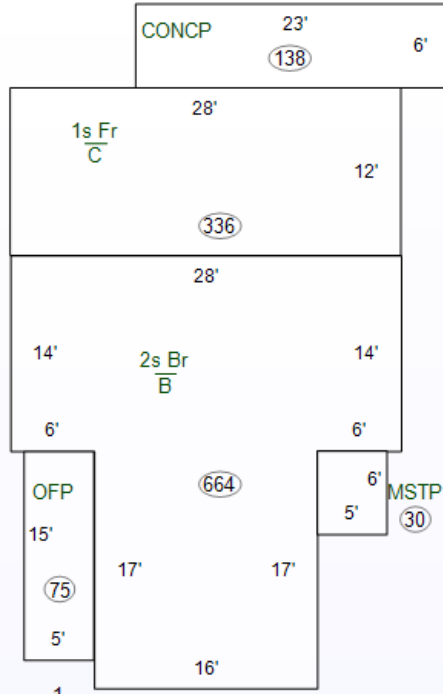
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	2
Dining Rooms	2
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



2

Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1000	1000	\$112,100	
2	7	664	664	\$50,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		664	0	\$28,100	
Crawl		336	0	\$4,600	
Slab					

Total Base \$194,800

Adjustments 1 Row Type Adj. x 1.00 \$194,800

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 \$203,600

Sub-Total, 1 Units

Exterior Features (+)	\$8,300	\$211,900
Garages (+) 0 sqft	\$0	\$211,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$162,104

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	5/6 Maso	D+2	1900	1930	95 P		0.85		2,328 sqft	\$162,104	75%	\$40,530	0%	100%	0.700	1.000	50.00	50.00	0.00	\$28,400
2: Detached Garage/Boat H	1	Wood Fr	C	1972	1972	53 VP	\$41.81	0.85	\$35.54	24'x26'	\$22,176	95%	\$1,110	0%	100%	0.700	1.000	100.00	0.00	0.00	\$800