

89-18-04-130-804.000-030

BARNES, KEVIN L

411 S 12TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

**General Information**

**Parcel Number**  
89-18-04-130-804.000-030

**Local Parcel Number**  
50-04-130-804.000-29

**Tax ID:**  
029-03806-00

**Routing Number**  
5004130-158

**Ownership**

BARNES, KEVIN L  
C/O MARIA MERCEDES EVA REVES  
11376 KENN RD  
CINCINNATI, OH 45240

**Legal**

16 FT SS MC NEILS SUB LOT 10 RB & CO 8 FT NS  
MC NEILS SUB LOT 9 RB & CO (CONTRACT:  
DAVID HALE II 4-29-22 2022004033)

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2025	BARNES, KEVIN L	2025001322	CT	/		
02/03/2025	BARNES, KEVIN L	2025000708	CC	/		
04/29/2022	BARNES, KEVIN L	2022004033	CT	/		
02/07/2019	BARNES, KEVIN L	2019001119	QC	/	\$24,000	
12/16/2010	K2 PROPERTIES LLC	2010009966	QC	/		
01/01/1900	RABE RESIDENTIAL	2010009966	QC	/		

**Notes**

8/28/2024 Misc: 2025 GENERAL REVALUATION

8/21/2018 Misc: 2019 GENERAL REVALUATION -  
PROPERTY CLASS 510 / SFD GR D+, COND P

**Property Class 510** RENTAL  
1 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**  
5004130

**Location Address (1)**  
411 S 12TH 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	<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>\$2,000</b>	<b>Land</b>	<b>\$2,000</b>	<b>\$1,700</b>	<b>\$1,500</b>	<b>\$1,500</b>	<b>\$1,500</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$2,000	Land Non Res (2)	\$2,000	\$1,700	\$1,500	\$1,500	\$1,500
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$23,600</b>	<b>Improvement</b>	<b>\$23,600</b>	<b>\$20,300</b>	<b>\$17,900</b>	<b>\$18,100</b>	<b>\$16,600</b>
\$23,600	Imp Res (1)	\$23,600	\$20,300	\$17,900	\$18,100	\$16,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$25,600</b>	<b>Total</b>	<b>\$25,600</b>	<b>\$22,000</b>	<b>\$19,400</b>	<b>\$19,600</b>	<b>\$18,100</b>
\$23,600	Total Res (1)	\$23,600	\$20,300	\$17,900	\$18,100	\$16,600
\$2,000	Total Non Res (2)	\$2,000	\$1,700	\$1,500	\$1,500	\$1,500
\$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		24	24x165	1.05	\$81	\$85	\$2,040	0%	1.0000	0.00	100.00	0.00	\$2,040

**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

Printed Tuesday, April 29, 2025  
**Review Group** 2029

**Data Source** External Only **Collector** 08/09/2024 js **Appraiser** 08/28/2024 Nexus

**Land Computations**

Calculated Acreage	0.09
Actual Frontage	24
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$0
CAP 2 Value	\$2,000
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$2,000</b>

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1500 sqft
<b>Make</b>	

**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, Enclosed Frame	85	\$4,800
Porch, Enclosed Frame	48	\$6,300
Porch, Open Frame	48	\$4,300
Porch, Open Masonry	144	\$8,800

**Plumbing**

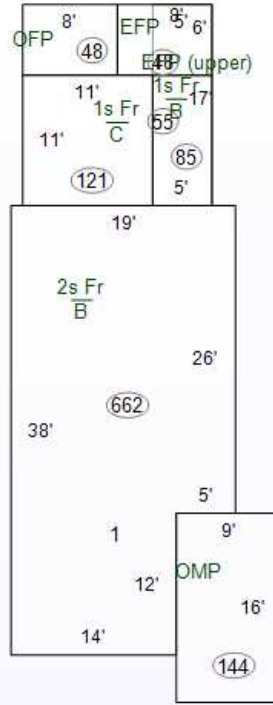
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	838	838	\$92,700	
2 1Fr	662	662	\$40,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	386	0	\$21,100	
Crawl	121	0	\$3,400	
Slab				

**Total Base** \$158,100

**Adjustments 1 Row Type Adj. x 1.00** \$158,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$162,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$24,200	\$186,300
Garages (+) 0 sqft	\$0	\$186,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$134,602</b>

**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	D+1	1920	1920	105	P		0.85		1,886 sqft	\$134,602	75%	\$33,650	0%	100%	0.700	1.000	100.00	0.00	0.00	\$23,600