

89-18-05-110-313.000-030

HORNBACKER, TIMOTHY B & T

116 SW 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-110-313.000-030
Local Parcel Number 50-05-110-313.000-29

Tax ID: 029-07690-00

Routing Number

Property Class 510
1 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 294387-029
WAYNE-294387 (029)

Section/Plat 5005110

Location Address (1)
116 SW 4TH 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 2028

Ownership

HORNBACKER, TIMOTHY B & TARA
11898 STATE ROUTE 121 N
NEW PARIS, OH 45347

Legal

LOT 19 F K (CONTRACT TO ERIC WILKERSON
4-4-12 2012002606)



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 15 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

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Notes

8/28/2023 Misc: 2024 GENERAL REVAUATION
10/16/2019 Misc: 2020 GENERAL REVAL
4/27/2012 : 2012: CHANGE GRADE TO C & COND TO G PER WAYNE TWP ASSESSOR

Res

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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 \$12,500

Data Source External Only

Collector 08/17/2023 js

Appraiser 08/28/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1540 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input 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
Patio, Concrete	185	\$1,300
Patio, Concrete	51	\$400

Plumbing

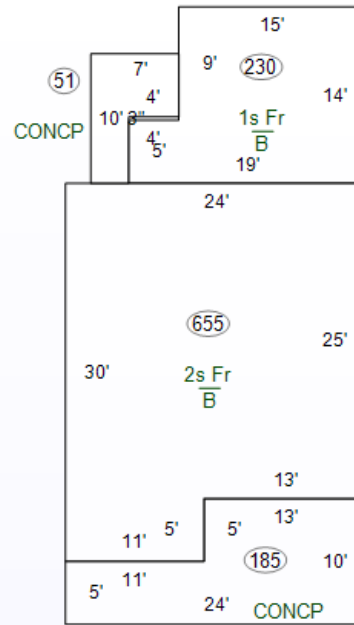
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	885	885	\$94,800	
2	1Fr	655	655	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		885	0	\$32,100	
Crawl					
Slab					

Adjustments	1 Row Type Adj. x 1.00	\$167,800
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:885 2:655	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$178,200
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Sub-Total, 1 Units	\$178,200
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Exterior Features (+)	\$1,700	\$179,900
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Garages (+) 0 sqft	\$0	\$179,900
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Quality and Design Factor (Grade)	0.85
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Location Multiplier	0.85
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Replacement Cost	\$129,978
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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	1930	1985	40	F		0.85			2,425 sqft	\$129,978	40%	\$77,990	0%	100%	0.990	1.000	100.00	0.00	0.00	\$77,200
2: Detached Garage/Boat H	1	Wood Fr	C	1940	1940	85	P		\$46.21	0.85	\$39.28	20'x22'	\$17,283	65%	\$6,050	0%	100%	0.990	1.000	100.00	0.00	0.00	\$6,000