

89-18-05-330-216.000-030

JOHNSON, STEPHEN R & KARI

906 ABINGTON PIKE

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-330-216.000-030
Local Parcel Number 50-05-330-216.000-29

Tax ID: 029-17678-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294394-029 WAYNE-294394 (029)
Section/Plat 5005330
Location Address (1) 906 ABINGTON PIKE 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

JOHNSON, STEPHEN R & KARI E KA
906 ABINGTON PIKE
RICHMOND, IN 47374

Legal

LOTS 1 & 2 EARLHAM SOUTH SUB DIV 1ST
ADDN PT SW SEC 5-13-1 0.468A



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

Table with 7 columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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. Rows show transfer dates from 12/04/2015 to 01/01/1900.

Notes

7/27/2023 Misc: 2024 GENERAL REVAL

Res

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain 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 1-3 Value, Total Value \$69,600.

Data Source External Only

Collector 07/12/2023 js

Appraiser 07/27/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 3/4
Style N/A
Finished Area 2560 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 |
|-------------------|------|---------|
| Porch, Open Frame | 126 | \$7,500 |
| Wood Deck | 170 | \$4,100 |
| Wood Deck | 60 | \$1,700 |

Plumbing

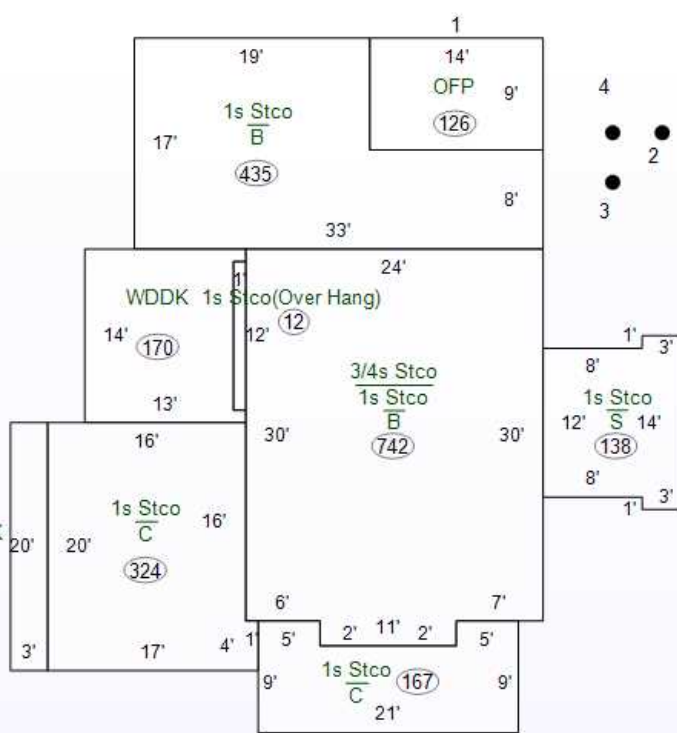
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 7 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 9 |

Heat Type

Central Warm Air



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------------------|--------|------|--------|------------------|--------|
| 1 | 2 | 1818 | 1818 | \$155,800 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | 2 | 742 | 742 | \$39,400 | |
| Attic | | | | | |
| Bsmt | | 1177 | 0 | \$38,600 | |
| Crawl | | 491 | 0 | \$5,700 | |
| Slab | | 138 | 0 | \$0 | |
| 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 (+) | 1:1818 3/4:742 \$6,300 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 \$1,600 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$252,100

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$13,300 | \$265,400 |
| Garages (+) 0 sqft | \$0 | \$265,400 |
| Quality and Design Factor (Grade) | | 1.10 |
| Location Multiplier | | 0.85 |

Replacement Cost \$248,149

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 | 1 3/4 | Stucco | C+2 | 1915 | 1915 | 110 | A | | 0.85 | | 3,737 sqft | \$248,149 | 45% | \$136,480 | 0% | 100% | 1.190 | 1.000 | 100.00 | 0.00 | 0.00 | \$162,400 |
| 2: Lean-to | 1 | Earth Flo | C | 1920 | 1920 | 105 | A | \$4.25 | 0.85 | | 10'x12' x 7' | \$433 | 65% | \$150 | 25% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$100 |
| 3: Lean-to | 1 | Earth Flo | C | 1915 | 1915 | 110 | A | \$7.58 | 0.85 | | 10'x30' x 14' | \$1,933 | 65% | \$680 | 25% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$500 |
| 4: Type 2 Barn | 1 | | C | 1915 | 1915 | 110 | A | \$46.37 | 0.85 | | 18' x 30' x 16' | \$24,221 | 65% | \$8,480 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$8,500 |