

General Information

Parcel Number 89-18-15-000-210.000-028
Local Parcel Number 50-15-000-210.000-15

Tax ID: 015-01187-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 S/E WAYNE-154158 (015 S/E)
Section/Plat 5015000
Location Address (1) 2610 NIEWOEHNER RD RICHMOND, IN 47374

Ownership

KITCHIN, THOMAS M & CHERYL K
2610 NIEWOEHNER RD
RICHMOND, IN 47374

Legal

PT NE SEC 15-13-1 2.74A, 5.443A & 2.896A

Transfer of Ownership

Date 01/01/1900 Owner KITCHIN, THOMAS M
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

12/6/2022 Misc: 2023 GENERAL REVAL



Agricultural

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). Rows include 2025, 2024, 2023, 2022, 2021 data.

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (11.08), Actual Frontage (0), Developer Discount, Parcel Acreage (11.08), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.12), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (9.96), Farmland Value (\$6,910), Measured Acreage (9.96), Avg Farmland Value/Acre (694), Value of Farmland (\$6,910), Classified Total (\$0), Farm / Classified Value (\$6,900), Homesite(s) Value (\$20,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$6,900), CAP 3 Value (\$0), Total Value (\$27,800).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 11/16/2022 jh

Appraiser 12/06/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 3158 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	247	\$12,000

Plumbing

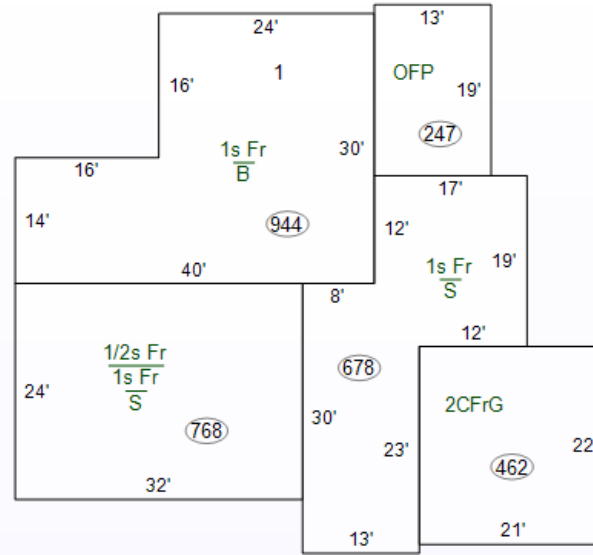
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2390	2390	\$191,100	
2					
3					
4					
1/4					
1/2	1Fr	768	768	\$35,500	
3/4					
Attic					
Bsmt		944	0	\$33,600	
Crawl					
Slab		1446	0	\$0	

Total Base \$260,200

Adjustments 1 Row Type Adj. x 1.00 \$260,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:400	\$5,000
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1/2:768 1:2390	\$7,700
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$284,300

Sub-Total, 1 Units

Exterior Features (+) \$12,000 \$296,300

Garages (+) 462 sqft \$18,900 \$315,200

Quality and Design Factor (Grade) 1.10

Location Multiplier 0.85

Replacement Cost \$294,712

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 1/2	Wood Fr	C+2	1954	1975	50 A		0.85		4,102 sqft	\$294,712	35%	\$191,560	0%	100%	1.080	1.000	100.00	0.00	0.00	\$206,900
2: Type 3 Barn	1	T3AW	C	1983	1983	42 A	\$18.81	0.85		30' x 44' x 11'	\$16,424	60%	\$6,570	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,600