

89-14-36-000-312.000-011

HANCOCK, MARCO ROBERT &

6213 N STATE RD 227

511, 1 Family Dwell - Unplatted (0 to 9.9

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-14-36-000-312.000-011
Local Parcel Number 14-36-000-312.000-07

Tax ID: 007-00307-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township FRANKLIN TOWNSHIP
District 011 (Local 007) FRANKLIN TOWNSHIP
School Corp 8375 NORTHEASTERN WAYNE
Neighborhood 975069-007 FRANKLIN-975069 (007)
Section/Plat 1436000
Location Address (1) 6213 N STATE RD 227 RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

Ownership

HANCOCK, MARCO ROBERT & AMB
6213 N STATE ROAD 227
RICHMOND, IN 47374

Legal

PT SW SEC 36-15-1 0.884A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/17/2022 to 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/6/2025 Misc: 2025 GENERAL REVALUATION
3/14/2023 Misc: 2023 SALES REVIEW



Res

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

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

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows for Land Type 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.88), Actual Frontage (0), Developer Discount, Parcel Acreage (0.88), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (0.79), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$17,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2080 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
Wood Deck	96	\$2,800
Porch, Enclosed Frame	216	\$15,000

Plumbing

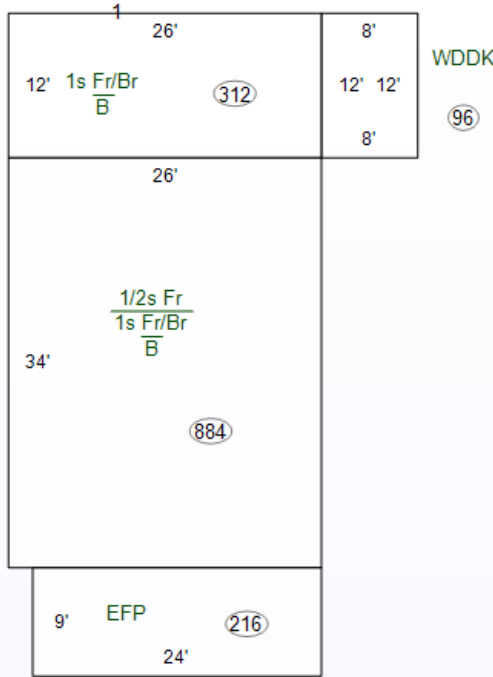
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1196	1196	\$121,700	
2					
3					
4					
1/4					
1/2	1Fr	884	884	\$38,100	
3/4					
Attic					
Bsmt		1196	0	\$39,200	
Crawl					
Slab					

Total Base \$199,000
Adjustments 1 Row Type Adj. x 1.00 \$199,000

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

Sub-Total, One Unit \$199,000

Sub-Total, 1 Units

Exterior Features (+)	\$17,800	\$216,800
Garages (+) 0 sqft	\$0	\$216,800
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$175,066

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	1/6 Maso	C-1	1820	1960	65 A		0.85		3,276 sqft	\$175,066	42%	\$101,540	0%	100%	1.210	1.000	100.00	0.00	0.00	\$122,900
2: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95 A	\$55.64	0.85	\$37.84	14'x22'	\$11,653	50%	\$5,830	0%	100%	1.210	1.000	100.00	0.00	0.00	\$7,100