

89-16-19-340-210.000-030

DANIEL, FRED R JR & MARY L D

6 DANA DR

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295203 (029)/2952

1/2

General Information

Parcel Number 89-16-19-340-210.000-030
Local Parcel Number 46-19-340-210.000-29

Tax ID: 029-07537-00

Routing Number 4619340-015

Property Class 511 RENTAL
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 295203-029 WAYNE-295203 (029)
Section/Plat 4619340
Location Address (1) 6 DANA DR RICHMOND, IN 47374

Ownership

DANIEL, FRED R JR & MARY L DOOL
1110 MAURER ST
NEW CASTLE, IN 47362

Legal

PT SW SEC 19-14-1 0.141A *TIF*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/27/2020 and 01/01/1900 transactions.

Notes

9/20/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2022-2025.

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. Row 1: 9 A 0 0.141000 2.40 \$17,400 \$41,760 \$5,888 0% 1.0000 100.00 0.00 0.00 \$5,890

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 07/02/2021 rc

Appraiser 09/20/2021 df

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.14), Actual Frontage (0), Developer Discount, Parcel Acreage (0.14), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.14), 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 (\$5,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$5,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1120 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
Stoop, Masonry	96	\$3,200
Stoop, Masonry	72	\$2,700

Plumbing

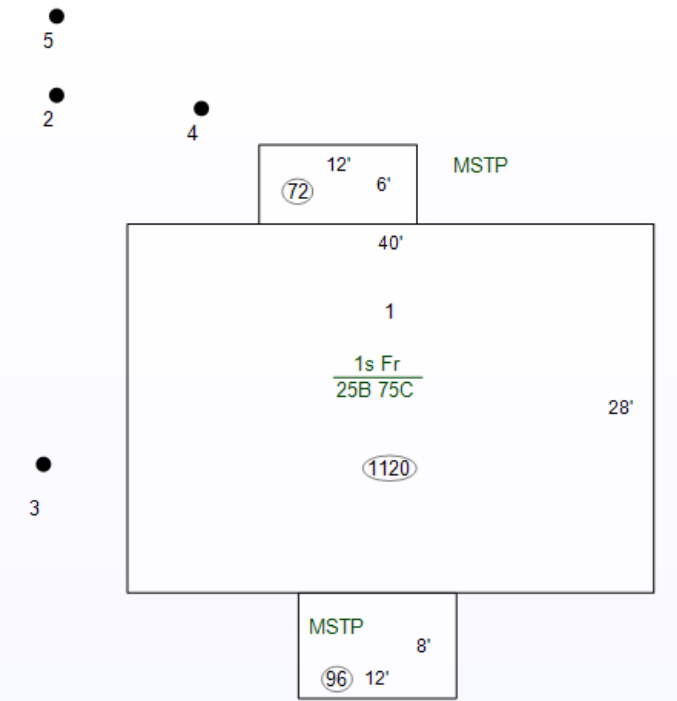
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1120	1120	\$113,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	280	0	\$19,400	
Crawl	840	0	\$7,000	
Slab				

Total Base \$139,500

Adjustments 1 Row Type Adj. x 1.00 \$139,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1120	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$143,500

Sub-Total, 1 Units

Exterior Features (+) \$5,900 \$149,400

Garages (+) 0 sqft \$0 \$149,400

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$114,291

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	Wood Fr	D+2	1953	1953	72	A		0.85		1,400 sqft	\$114,291	50%	\$57,150	0%	100%	1.110	1.000	100.00	0.00	0.00	\$63,400
2: Canopy (free standing)	1		D	2004	2004	21	A		0.85		6'x6'	\$272	26%	\$200	0%	100%	1.110	1.000	100.00	0.00	0.00	\$200
3: Car Shed	1		E	2015	2015	10	F	\$10.10	0.85	\$1.36	22'x22'	\$660	25%	\$490	0%	100%	1.110	1.000	100.00	0.00	0.00	\$500
4: Utility Shed	1		D	2010	2010	15	A	\$21.97	0.85	\$14.94	10'x12'	\$1,793	45%	\$990	0%	100%	1.110	1.000	100.00	0.00	0.00	\$1,100
5: Utility Shed	1		D	2014	2014	11	A	\$44.62	0.85	\$30.34	6'x5'	\$910	35%	\$590	0%	100%	1.110	1.000	100.00	0.00	0.00	\$700