

89-16-20-220-111.000-030

BELCHER, WESLEY E & JO ANN

906 MENDELSON DR

510, 1 Family Dwell - Platted Lot

WAYNE-294217 (029)/2942

1/2

General Information

Parcel Number 89-16-20-220-111.000-030
Local Parcel Number 46-20-220-111.000-29

Tax ID: 029-02987-00

Routing Number 4620220-015

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 294217-029 WAYNE-294217 (029)
Section/Plat 4620220
Location Address (1) 906 MENDELSON DR RICHMOND, IN 47374

Ownership

BELCHER, WESLEY E & JO ANN H& ANGELA K LOCKE JTWROS
906 MENDELSON DR RICHMOND, IN 47374

Legal

LOT 7 HIGHLAND VIEW \*TIF\* PT NE SEC 20-14-1 0.237A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 09/15/2015 and 01/01/1900.

Notes

8/10/2021 Misc: REASSESSMENT-removed obsol-RC

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and Non-Residential values.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 08/02/2021 rc

Appraiser 08/02/2021 rc

Land Computations

Table with columns: Description, Value. 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.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1232 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
Patio, Concrete	192	\$1,500

**Plumbing**

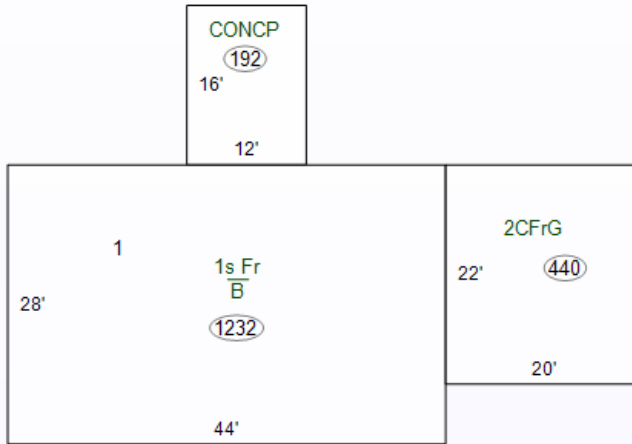
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1232	1232	\$119,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1232	0	\$39,800	
Crawl					
Slab					

**Total Base** \$159,200

**Adjustments** 1 Row Type Adj. x 1.00 \$159,200

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) 1:270 \$2,100  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) \$0  
 No Elec (-) \$0  
 Plumbing (+ / -) 7 - 5 = 2 x \$800 \$1,600  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$162,900

**Sub-Total, 1 Units**

Exterior Features (+) \$1,500 \$164,400

Garages (+) 440 sqft \$18,900 \$183,300

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

**Replacement Cost** \$148,015

**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	1	Wood Fr	C-1	1966	1966	59	A			0.85		2,464 sqft	\$148,015	40%	\$88,810	0%	100%	1.250	1.000	100.00	0.00	0.00	\$111,000
2: Detached Garage/Boat H	1	Wood Fr	D	1968	1968	57	A		\$41.81	0.85	\$28.43	24'x24'	\$16,376	45%	\$9,010	0%	100%	1.250	1.000	100.00	0.00	0.00	\$11,300