

89-16-30-440-204.000-030

MUNDHENK, BRIAN LEE

623 NW M ST

510, 1 Family Dwell - Platted Lot

WAYNE-296205 (029)/2962

1/2

General Information

Parcel Number 89-16-30-440-204.000-030
Local Parcel Number 46-30-440-204.000-29

Tax ID: 029-53170-00

Routing Number 4630440-025

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 296205-029
WAYNE-296205 (029)

Section/Plat 4630440

Location Address (1)
623 NW M ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard Level

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

MUNDHENK, BRIAN LEE
623 NW M ST
RICHMOND, IN 47374

Legal

LOT 28 MAPLETON *TIF*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 2009 to 2019.

Notes

11/22/2021 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 valuation data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 shows land characteristics for F/F zoning.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.29), Actual Frontage (50), Developer Discount, Parcel Acreage (0.29), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.29), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$6,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,300).

Data Source Aerial

Collector 09/22/2021 rc

Appraiser 11/22/2021 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 766 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, Enclosed Frame	69	\$7,800

Plumbing

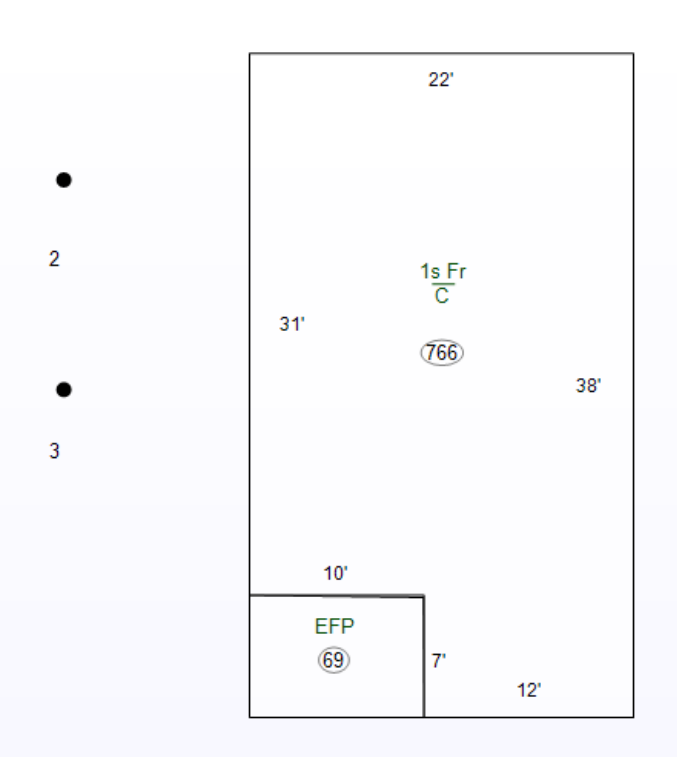
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	766	766	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	766	0	\$6,700	
Slab				

Total Base \$93,200

Adjustments 1 Row Type Adj. x 1.00 \$93,200

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$93,200

Sub-Total, 1 Units

Exterior Features (+)	\$7,800	\$101,000
Garages (+) 0 sqft	\$0	\$101,000
Quality and Design Factor (Grade)		0.40
Location Multiplier		0.85
Replacement Cost		\$34,340

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	E	1950	1950	75 F		0.85		766 sqft	\$34,340	65%	\$12,020	0%	100%	1.060	1.000	100.00	0.00	0.00	\$12,700
2: Detached Garage/Boat H	1	Wood Fr	D	1950	1950	75 F	\$38.62	0.85	\$26.26	25'x30'	\$19,696	65%	\$6,890	0%	100%	1.060	1.000	100.00	0.00	0.00	\$7,300
3: Utility Shed	1		D	1995	1995	30 A	\$26.02	0.85	\$17.69	8'x8'	\$1,132	60%	\$450	0%	100%	1.060	1.000	100.00	0.00	0.00	\$500