

**General Information**

**Parcel Number**  
89-16-31-220-105.000-030

**Local Parcel Number**  
46-31-220-105.000-29

**Tax ID:**  
029-32667-00

**Routing Number**  
4631220-044

**Ownership**

FLOWERS, L ANDREW  
611 NW L ST  
RICHMOND, IN 47374

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/15/2021	FLOWERS, L ANDRE	2021010181	WD	/	\$89,500	V
03/19/2021	GENTRY, DANIEL C &	2021002653	QC	/		I
06/14/2019	GENTRY, DANIEL C	2019004467	LW	/	\$36,000	I
09/20/2018	JANSEN, EDITH M	2018007687	SA	/		I
10/28/2014	MC GILLEM, ELDEN J	2014008000	CT	/		I
01/01/1900	MC GILLEM, ELDEN J	2014008000	CT	/		I

**Notes**

11/5/2021 Misc: 2022 GENERAL REVALUATION

8/1/2017 Misc: 2020: ADD SHED. CHANGE GARAGE TO AVERAGE CONDITION. APPLY ECONOMIC OBSOL 10-2-19

2018 GENERAL REVALUATION

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

**Legal**

NE SEC 31-14-1 1.72A



Res

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**  
4631220

**Location Address (1)**  
611 NW L ST  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$19,900</b>	<b>Land</b>	<b>\$19,900</b>	<b>\$17,000</b>	<b>\$14,900</b>	<b>\$14,900</b>	<b>\$14,900</b>
\$17,400	Land Res (1)	\$17,400	\$14,800	\$13,000	\$13,000	\$13,000
\$2,500	Land Non Res (2)	\$2,500	\$2,200	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$1,900	\$1,900	\$1,900
<b>\$94,300</b>	<b>Improvement</b>	<b>\$94,300</b>	<b>\$79,900</b>	<b>\$70,500</b>	<b>\$71,300</b>	<b>\$44,300</b>
\$94,300	Imp Res (1)	\$94,300	\$79,900	\$65,800	\$66,500	\$40,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$4,700	\$4,800	\$3,500
<b>\$114,200</b>	<b>Total</b>	<b>\$114,200</b>	<b>\$96,900</b>	<b>\$85,400</b>	<b>\$86,200</b>	<b>\$59,200</b>
\$111,700	Total Res (1)	\$111,700	\$94,700	\$78,800	\$79,500	\$53,800
\$2,500	Total Non Res (2)	\$2,500	\$2,200	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$6,600	\$6,700	\$5,400

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

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
9	A		0	1.000000	1.00	\$17,400	\$17,400	\$17,400	0%	1.0000	100.00	0.00	0.00	\$17,400
91	A		0	0.720000	1.00	\$3,500	\$3,500	\$2,520	0%	1.0000	0.00	100.00	0.00	\$2,520

**Zoning**  
ZO01 Residential

**Subdivision**

Lot

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 09/13/2021 rc

Appraiser 11/05/2021 lp

**Land Computations**

Calculated Acreage	1.72
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.72
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.72
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	\$17,400
91/92 Value	\$2,500
Supp. Page Land Value	
CAP 1 Value	\$17,400
CAP 2 Value	\$2,500
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$19,900</b>

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1176 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	72	\$5,300
Stoop, Masonry	60	\$2,300
Canopy, Shed Type	60	\$500
Wood Deck	516	\$9,600

**Plumbing**

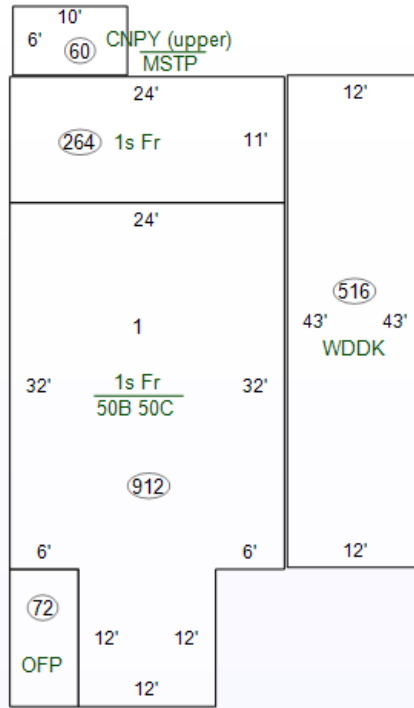
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

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

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1176	1176	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	456	0	\$22,800	
Crawl	456	0	\$5,400	
Slab				

<b>Total Base</b>	\$144,400
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Adjustments</b>	\$144,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1176 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$148,600
<b>Sub-Total, 1 Units</b>	\$148,600
Exterior Features (+)	\$17,700 \$166,300
Garages (+) 0 sqft	\$0 \$166,300
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
<b>Replacement Cost</b>	\$120,152

**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+1	1948	1973	52 G		0.85		1,632 sqft	\$120,152	40%	\$72,090	0%	100%	1.110	1.000	100.00	0.00	0.00	\$80,000
2: Detached Garage	1	Wood Fr	E	2016	2016	9 A	\$48.82	0.85	\$16.60	12'x32'	\$6,374	11%	\$5,670	0%	100%	1.110	1.000	100.00	0.00	0.00	\$6,300
3: Detached Garage/Boat H	1	Wood Fr	D	1948	1948	77 A	\$44.13	0.85	\$30.01	20'x24'	\$14,404	50%	\$7,200	0%	100%	1.110	1.000	100.00	0.00	0.00	\$8,000