

89-16-31-440-118.000-030

ROCKWELL PROPERTIES LLC

208 NW 5TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/4

General Information

Parcel Number 89-16-31-440-118.000-030
Local Parcel Number 46-31-440-118.000-29

Tax ID: 029-02669-00

Routing Number 4631440-048

Property Class 520 RENTAL
2 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 294243-029 WAYNE-294243 (029)

Section/Plat 4631440

Location Address (1) 208 NW 5TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

ROCKWELL PROPERTIES LLC
PO BOX 10
CENTERVILLE, IN 47330

Legal

LOT 4 HP & W



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/25/2024 to 01/01/1900.

Notes

9/30/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source Aerial

Collector 07/15/2021 rc

Appraiser 09/30/2021 df

Total Value \$14,600

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1312 sqft
Make	

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, Enclosed Frame	84	\$7,800
Porch, Open Frame	128	\$7,500
Patio, Concrete	100	\$800

Plumbing

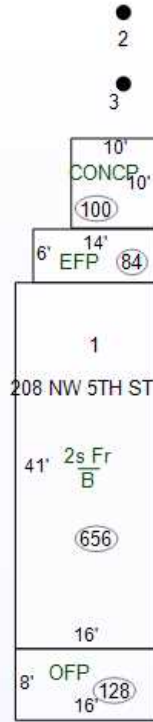
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	656	656	\$76,600	
2	1Fr	656	656	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		656	0	\$27,600	
Crawl					
Slab					

	Total Base	\$145,100
Adjustments	2 Row Type Adj. x 0.95	\$137,845
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	\$137,845
	Sub-Total, 1 Units	\$137,845
Exterior Features (+)	\$16,100	\$153,945
Garages (+) 0 sqft	\$0	\$153,945
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
	Replacement Cost	\$117,768

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	2	Wood Fr	D+2	1913	1913	112	F		0.85		1,968 sqft	\$117,768	65%	\$41,220	65%	100%	1.180	1.000	100.00	0.00	0.00	\$17,000
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	F	\$67.14	0.85	\$45.66	12'x16'	\$8,766	65%	\$3,070	0%	100%	1.180	1.000	100.00	0.00	0.00	\$3,600
3: Lean-To	1	Earth Flo	D	1920	1920	105	F	\$3.80	0.85		3'x12' x 6'	\$93	70%	\$30	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100

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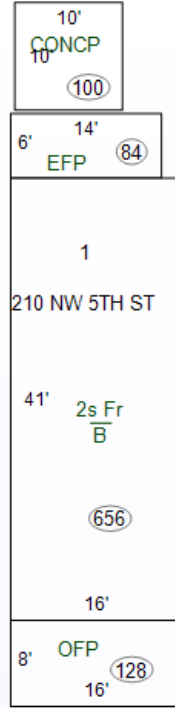
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