

89-16-31-440-220.000-030

WELCH, KAYLA

218 NW 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942 1/2

General Information

Parcel Number 89-16-31-440-220.000-030
Local Parcel Number 46-31-440-220.000-29

Tax ID: 029-05739-00

Routing Number 4631440-075

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 294243-029 WAYNE-294243 (029)
Section/Plat 4631440
Location Address (1) 218 NW 6TH ST RICHMOND, IN 47374

Ownership

WELCH, KAYLA
218 NW 6TH ST
RICHMOND, IN 47374

Legal

LOT 3 BUNGALOW HILL

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/08/2022 WELCH, KAYLA and 01/01/1900 CLARKE, CHRISTOP.

Notes

11/19/2021 Misc: 2022 GENERAL REVALUATION



Res

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

Table with columns: Assessment Year (2025, 2024, 2023), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes monetary values for each category.

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 1: F, F, 40, 40x171, 1.11, \$336, \$373, \$14,920, 0%, 1.0000, 100.00, 0.00, 0.00, \$14,920.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High []

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 11/03/2021 jf

Appraiser 11/19/2021 lp

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.16), Actual Frontage (40), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$14,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2062 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, Open Masonry	136	\$8,000

Plumbing

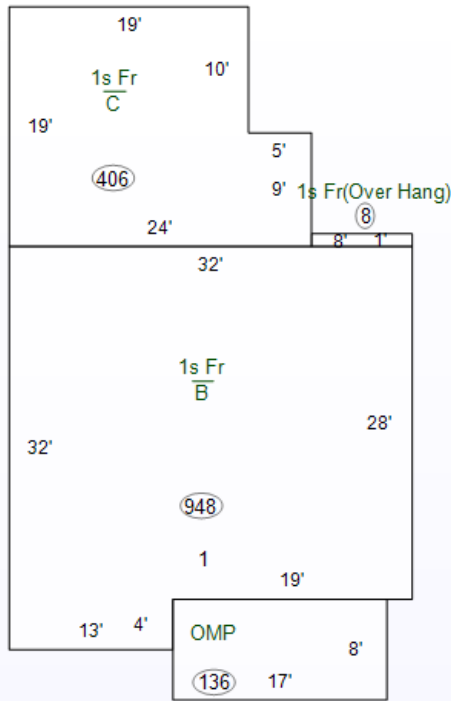
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1362	1362	\$126,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		948	700	\$62,700	
Crawl		406	0	\$5,100	
Slab					

Total Base	\$194,500
Adjustments	1 Row Type Adj. x 1.00
Adjustments	\$194,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1362 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$199,100
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Sub-Total, 1 Units	
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Exterior Features (+)	\$8,000	\$207,100
Garages (+) 0 sqft	\$0	\$207,100
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$167,233

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	C-1	1900	1977	48	G		0.85		2,310 sqft	\$167,233	30%	\$117,060	0%	100%	1.180	1.000	100.00	0.00	0.00	\$138,100
2: Detached Garage/Boat H	1	Wood Fr	C	2008	2008	17	A	\$42.58	0.85	\$36.19	22'x26'	\$20,702	16%	\$17,390	0%	100%	1.180	1.000	100.00	0.00	0.00	\$20,500