

89-16-31-440-509.000-030

WHITE, MICHAEL LYNN & CHER

115 NW 7TH ST

530, 3 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-440-509.000-030
Local Parcel Number 46-31-440-509.000-29

Tax ID: 029-00358-00

Routing Number 4631440-018

Property Class 530 RENTAL
3 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)
115 NW 7TH 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

WHITE, MICHAEL LYNN &
CHERYL JEANNE GIBBS H & W
631 PEARL ST
RICHMOND, IN 47374

Legal

40 FT LOT 6 WM MENDENHALL



Transfer of Ownership

Date 01/01/1900 Owner WHITE, MICHAEL LY
Doc ID Code Book/Page Adj Sale Price V/I

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 for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source Aerial

Collector 10/25/2021 jf

Appraiser 11/22/2021 lp

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2148 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 Frame	186	\$9,200
Stoop, Masonry	160	\$3,800
Porch, Open Frame	16	\$3,400

**Plumbing**

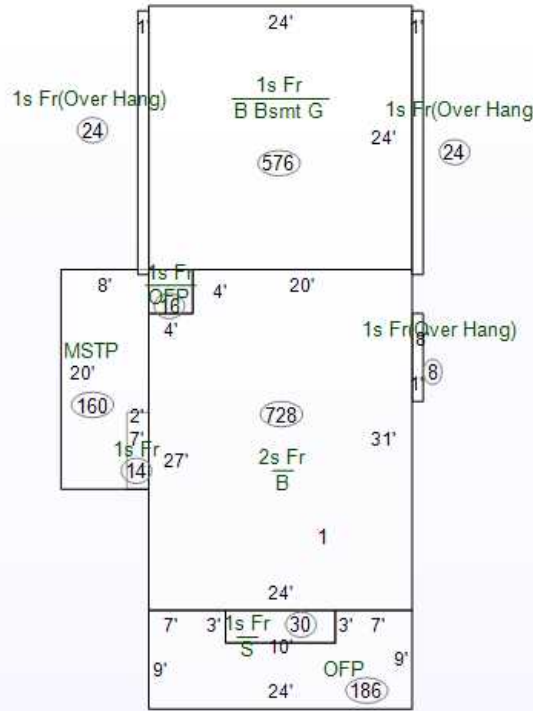
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	3	3
<b>Water Heaters</b>	3	3
<b>Add Fixtures</b>	0	0
<b>Total</b>	9	15

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1390	1390	\$129,100	
2	1Fr	758	758	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1304	0	\$41,500	
Crawl					
Slab		30	0	\$0	
<b>Total Base</b>				\$214,600	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$214,600
Unfin Int (-)	\$0
Ex Liv Units (+)	C:2 \$17,600
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1390 2:758 \$6,300
No Elec (-)	\$0
Plumbing (+ / -)	15 - 15 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$243,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,400	\$259,400
Garages (+) 576 sqft	\$7,000	\$266,400
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$192,474

**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+1	1919	1919	106	A		0.85		3,452 sqft	\$192,474	50%	\$96,240	0%	100%	1.180	1.000	0.00	100.00	0.00	\$113,600
2: Utility Shed	1		D	1975	1975	50	A	\$26.02	0.85	\$17.69	8'x8'	\$1,132	65%	\$400	0%	100%	1.180	1.000	100.00	0.00	0.00	\$500