

General Information

Parcel Number 89-16-31-440-515.000-030
Local Parcel Number 46-31-440-515.000-29

Tax ID: 029-07792-00

Routing Number 4631440-012

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 294202-029
WAYNE-294202 (029)

Section/Plat 4631440

Location Address (1)
610 W MAIN ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling 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

HAMM, THOMAS D REVOCABLE TRU
610 W MAIN ST
RICHMOND, IN 47374

Legal

O M 596 SE SEC 31-14-1 1.48A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/25/2014 and 01/01/1900.

Notes

9/6/2017 Misc: 2018 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 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows for land parcels 9 and 91.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	3408 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 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
Balcony	60	\$2,000
Balcony	60	\$2,000
Porch, Open Masonry	60	\$4,700
Balcony	168	\$3,500
Porch, Open Masonry	206	\$10,500

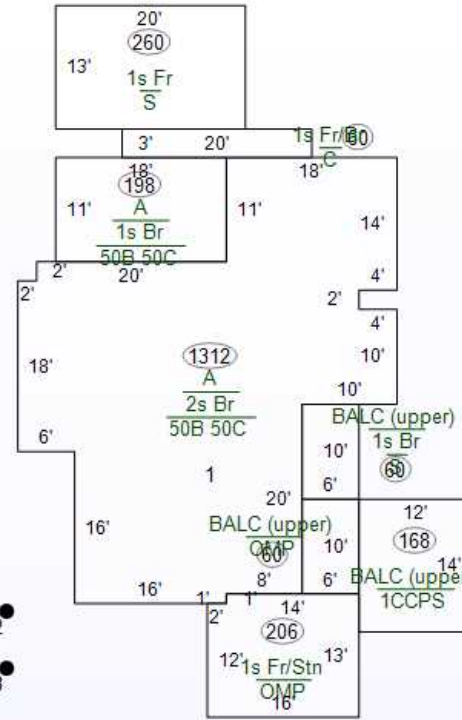
Plumbing

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	2
Total Rooms	11

Heat Type



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1890	1890	\$173,900	
2	95	1518	1518	\$80,500	
3					
4					
1/4					
1/2					
3/4					
Attic		1510	0	\$10,400	
Bsmt		755	0	\$29,600	
Crawl		815	0	\$6,900	
Slab		320	0	\$0	
Total Base				\$301,300	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:4	\$18,000
No Heating (-)		\$0
A/C (+)	1:1890 2:1518	\$8,600
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$332,700
Sub-Total, 1 Units		
Exterior Features (+)	\$22,700	\$355,400
Garages (+) 168 sqft	\$2,000	\$357,400
Quality and Design Factor (Grade)		1.40
Location Multiplier		0.85
Replacement Cost		\$425,306

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: Single-Family	2	5/6 Maso	B+2	1900	1900	125 A		0.85		5,673 sqft	\$425,306	40%	\$255,180	74%	100%	1.240	1.000	100.00	0.00	0.00	\$82,300
2: Lean-to	1	Concrete	C	1900	1900	125 A	\$8.80	0.85		10'x24' x 8'	\$1,795	65%	\$630	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
3: Type 2 Barn	1		D	1900	1900	125 A	\$47.64	0.85		16' x 30' x 16'	\$13,227	65%	\$4,630	50%	100%	1.000	1.000	0.00	0.00	100.00	\$2,300