

89-16-32-340-209.000-030

WETHERELL, DAVID J

207 LINCOLN ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-340-209.000-030
Local Parcel Number 46-32-340-209.000-29

Tax ID: 029-45357-00

Routing Number 4632340-038

Property Class 510 RENTAL
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 295244 SOUTH R WAYNE-295244 SOUTH RENTAL (

Section/Plat 4632340

Location Address (1) 207 LINCOLN ST RICHMOND, IN 47374

Zoning

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

WETHERELL, DAVID J
207 LINCOLN ST
RICHMOND, IN 47374

Legal

29 1/3 FT OFF E SIDE LOT 229 HAYNES



Transfer of Ownership

Date 01/01/1900 Owner WETHERELL, DAVID Doc ID CO Book/Page Adj Sale Price V/I

Notes

12/14/2021 Misc: 2022: GENERAL REVALUATION
10/20/2011 : 2012: CHANGE COND TO F & EFF YR TO 1950 PER REASSESSMENT F/C

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$7,500, \$32,000, \$39,500, etc.).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (29), Size (29x160), Factor (1.14), Rate (\$228), Adj. Rate (\$260), Ext. Value (\$7,540), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$7,540).

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.11, 29, etc.).

Data Source Aerial

Collector 10/20/2021 jf

Appraiser 12/14/2021 en

Total Value \$7,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1368 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
Wood Deck	224	\$5,000
Porch, Open Frame	90	\$6,300

Plumbing

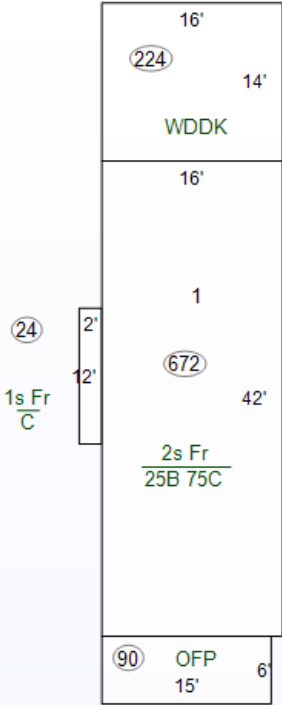
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	696	696	\$80,600	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		168	0	\$17,700	
Crawl		528	0	\$5,900	
Slab					

Total Base \$145,900
Adjustments 1 Row Type Adj. x 1.00 \$145,900

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 \$145,900

Sub-Total, 1 Units

Exterior Features (+) \$11,300 \$157,200

Garages (+) 0 sqft \$0 \$157,200

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$120,258

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1908	1950	75	F		0.85			1,536 sqft	\$120,258	65%	\$42,090	0%	100%	0.760	1.000	100.00	0.00	0.00	\$32,000