

89-16-32-440-402.000-030

COLLINS, SHAUN M

215 N 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296265 (029)/2962

1/2

General Information

Parcel Number
89-16-32-440-402.000-030

Local Parcel Number
46-32-440-402.000-29

Tax ID:
029-40168-00

Routing Number
4632440-094

Ownership

COLLINS, SHAUN M
719 S F ST
RICHMOND, IN 47374

Legal
34 1/2 FT LOT 42 J C *TIF*

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/15/2016	COLLINS, SHAUN M	2016002065	QC	/		
12/21/2015	COCHRAN, CHAD O	2015010579	TD	/		
09/17/2009	COCHRAN, CHARLIE	2009008899	QC	/		
01/01/1900	COCHRAN, CHARLIE	2009008899	QC	/		

Notes
10/25/2021 Misc: 2022 GENERAL REVALUATION

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 296265-029
WAYNE-296265 (029)

Section/Plat
4632440

Location Address (1)
215 N 6TH 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

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

2025	2025	2024	2023	2022	2021
WIP	Assessment Year	AA	AA	AA	AA
02/19/2025	Reason For Change	AA	AA	AA	AA
Indiana Cost Mod	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/16/2021
1.0000	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$2,200	Land	\$2,200	\$1,900	\$1,700	\$1,700
\$2,200	Land Res (1)	\$2,200	\$1,900	\$1,700	\$1,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0
\$64,100	Improvement	\$64,100	\$54,400	\$47,600	\$43,600
\$64,100	Imp Res (1)	\$64,100	\$54,400	\$47,600	\$43,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0
\$66,300	Total	\$66,300	\$56,300	\$49,300	\$45,300
\$66,300	Total Res (1)	\$66,300	\$56,300	\$49,300	\$45,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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
F	F		35	35x132	0.95	\$67	\$64	\$2,240	0%	1.0000	100.00	0.00	0.00	\$2,240

Land Computations

Calculated Acreage	0.11
Actual Frontage	35
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$2,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$2,200

Data Source Aerial

Collector 10/06/2021 rc

Appraiser 10/25/2021 lp

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2518 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
Patio, Treated Pine	280	\$1,900
Canopy, Shed Type	280	\$2,100

Plumbing

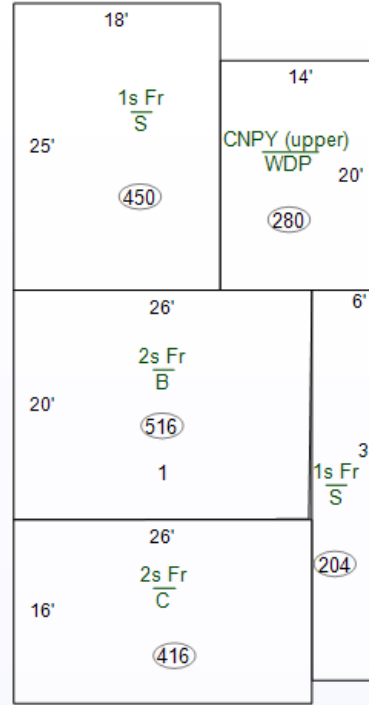
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1586	1586	\$138,900	
2	1Fr	932	932	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		516	0	\$24,700	
Crawl		416	0	\$5,300	
Slab		654	0	\$0	
Total Base					\$218,500

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:932 1:1586	\$6,900
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$228,600
Sub-Total, 1 Units	
Exterior Features (+)	\$4,000 \$232,600
Garages (+) 0 sqft	\$0 \$232,600
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
Replacement Cost	\$177,939

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	1910	1926	99 F		0.85		3,034 sqft	\$177,939	65%	\$62,280	5%	100%	0.790	1.000	100.00	0.00	0.00	\$46,700
2: Detached Garage/Boat H	1	Wood Fr	C	2006	2006	19 A	\$36.00	0.85	\$30.60	22'x40'	\$26,928	18%	\$22,080	0%	100%	0.790	1.000	100.00	0.00	0.00	\$17,400