

89-16-32-440-417.000-030

BROWN, MAKAILA N

204 N 7TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296265 (029)/2962

1/2

**General Information**

**Parcel Number**  
89-16-32-440-417.000-030

**Local Parcel Number**  
46-32-440-417.000-29

**Tax ID:**  
029-18669-00

**Routing Number**  
4632440-099

**Ownership**

BROWN, MAKAILA N  
204 N 7TH ST  
RICHMOND, IN 47374

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/01/2024	BROWN, MAKAILA N	2024004352	WD	/	\$171,000	I
08/16/2023	TIEMANN, DEREK	2023006328	WD	/	\$45,000	I
08/03/2021	HAZELETT, JEFFREY	2021007732	WD	/	\$11,000	I
04/27/2017	HOWARD, MARA DA	2017003322	QC	/		I
12/04/2015	HOWARD, MARA DA	2015010229	WD	/	\$28,000	I
03/10/2011	WAACK, GREGORY &	2011001693	WD	/	\$45,900	V

**Notes**

2/22/2024 Misc: 2024; SALES REVIEW/REHAB 12 MO.

10/26/2017 Misc: 2018 GENERAL REVALUATION

**Legal**

35 FT ND LOT 64 CWS



**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 296265-029**  
WAYNE-296265 (029)

**Section/Plat**  
4632440

**Location Address (1)**  
204 N 7TH ST  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$2,200</b>	<b>Land</b>	<b>\$2,200</b>	<b>\$1,900</b>	<b>\$1,700</b>	<b>\$1,700</b>	<b>\$1,700</b>
\$2,200	Land Res (1)	\$2,200	\$1,900	\$1,700	\$1,700	\$1,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$24,000</b>	<b>Improvement</b>	<b>\$24,000</b>	<b>\$20,500</b>	<b>\$27,000</b>	<b>\$27,400</b>	<b>\$25,200</b>
\$24,000	Imp Res (1)	\$24,000	\$20,500	\$27,000	\$27,400	\$25,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$26,200</b>	<b>Total</b>	<b>\$26,200</b>	<b>\$22,400</b>	<b>\$28,700</b>	<b>\$29,100</b>	<b>\$26,900</b>
\$26,200	Total Res (1)	\$26,200	\$22,400	\$28,700	\$29,100	\$26,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$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

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025  
**Review Group** 2030

**Data Source** External Only **Collector** 10/04/2021 rc **Appraiser** 10/04/2021 rc

**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
<b>Total Value</b>	<b>\$2,200</b>

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2520 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input 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 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
Porch, Enclosed Masonry	108	\$10,300
Patio, Concrete	400	\$2,900

**Plumbing**

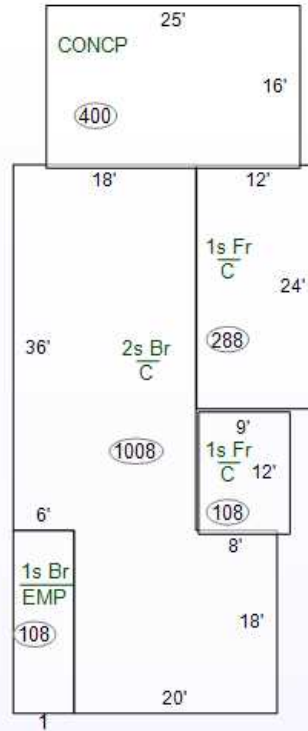
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	6	12

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	10

**Heat Type**

Heat Pump



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	94	1404	1404	\$137,900	
2	7	1116	1116	\$67,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1404	0	\$9,000	
Slab					

<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$214,600</b>
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1404 2:1116	\$6,800
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	<b>\$227,000</b>
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**Sub-Total, 1 Units**

Exterior Features (+)	\$13,200	\$240,200
Garages (+) 0 sqft	\$0	\$240,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

<b>Replacement Cost</b>	<b>\$173,545</b>
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**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	5/6 Maso	D+1	1860	1860	165	F		0.85		2,520 sqft	\$173,545	65%	\$60,740	50%	100%	0.790	1.000	100.00	0.00	0.00	\$24,000