

89-18-02-210-208.000-030

FLANIGAN, DENNIS L & KIMBER

4600 S B ST

510, 1 Family Dwell - Platted Lot

WAYNE-294344 (029)/2943

1/2

General Information

Parcel Number 89-18-02-210-208.000-030
Local Parcel Number 50-02-210-208.000-29

Tax ID: 029-52642-00

Routing Number 5002210-015

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 294344-029 WAYNE-294344 (029)
Section/Plat 5002210
Location Address (1) 4600 S B ST RICHMOND, IN 47374

Ownership

FLANIGAN, DENNIS L & KIMBERLY A
4600 S B ST
RICHMOND, IN 47374

Legal

LOT 17 PARK RIDGE ADDN SEC 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, FLANIGAN, DENNIS L, CO, /, I

Notes

10/11/2024 CYCLICAL: 2025 GENERAL REVAL

Res

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values for 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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. Row 1: F, F, 91, 91x150, 0.96, \$376, \$361, \$32,851, 0%, 1.0000, 100.00, 0.00, 0.00, \$32,850

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 2029

Data Source External Only

Collector 08/28/2024 js

Appraiser 10/11/2024 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include: Calculated Acreage (0.31), Actual Frontage (91), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$32,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$32,900)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2291 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, Concrete	364	\$2,700

Plumbing

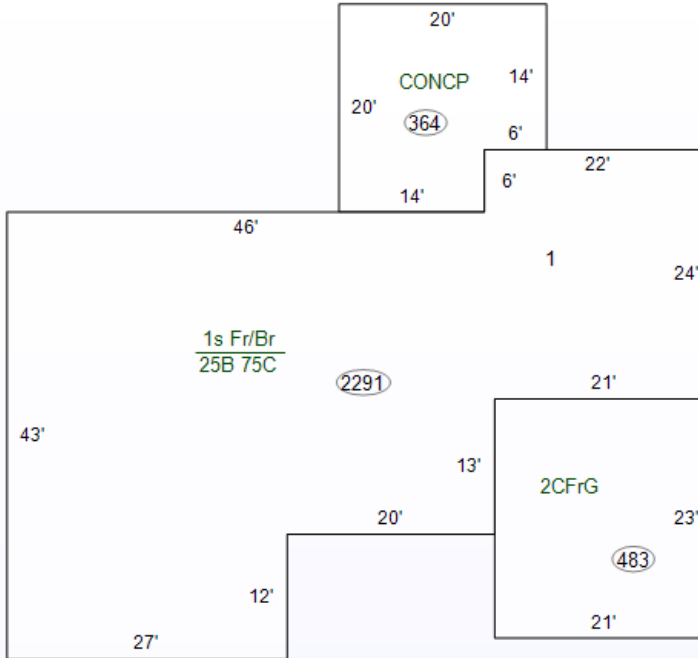
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
1s Fr/Br 25B 75C	1	
2CFrG	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	93	2291	2291	\$193,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	573	0		\$26,000
Crawl	1718	0		\$10,200
Slab				

Total Base \$229,900

Adjustments 1 Row Type Adj. x 1.00 \$229,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2291	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$244,900

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$247,600
Garages (+) 483 sqft	\$20,100	\$267,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$238,922

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	1	3/6 Maso	C+1	1969	1969	56	A			0.85		2,864 sqft	\$238,922	40%	\$143,350	0%	100%	1.230	1.000	100.00	0.00	0.00	\$176,300