

89-18-04-110-532.000-030

WHITE, CARL J.

206 S 11TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

**General Information**

**Parcel Number**  
89-18-04-110-532.000-030

**Local Parcel Number**  
50-04-110-532.000-29

**Tax ID:**  
029-17790-00

**Routing Number**  
5004110-129

**Ownership**

WHITE, CARL J.  
207 S 11TH ST  
RICHMOND, IN 47374

**Legal**

22 FT 10 IN OFF S S LOT 53 B & L

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/18/2016	WHITE, CARL J.	2016009351	SW	/	\$6,800	I
11/18/2016	NATIONSTAR HECM	2016009349	QC	/	\$0	I
09/09/2016	NATIONSTAR HECM	2016007469	SH	/	\$11,000	I
09/10/2008	SMITH, EMERY B & M	2008008203	QC	/	\$48,000	I
01/01/1900	PARKS, ALFRED & C	2008008203	QC	/	\$48,000	I

**Notes**

8/21/2024 Misc: 2025 GENERAL REVALUATION

7/24/2018 Misc: 2019 GENERAL REVAL

7/24/2018 Misc: 2018 CORRECTION: INCOME APPROACH 07-24-18

**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 296356-029**  
WAYNE-296356 (029)

**Section/Plat**  
5004110

**Location Address (1)**  
206 S 11TH ST  
RICHMOND, IN 47374

**Zoning**

**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 2029

**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>\$2,000</b>	<b>Land</b>	<b>\$2,000</b>	<b>\$1,700</b>	<b>\$1,500</b>	<b>\$1,500</b>	<b>\$1,500</b>
\$2,000	Land Res (1)	\$2,000	\$1,700	\$1,500	\$1,500	\$1,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$28,000</b>	<b>Improvement</b>	<b>\$28,000</b>	<b>\$24,300</b>	<b>\$21,500</b>	<b>\$21,400</b>	<b>\$19,700</b>
\$28,000	Imp Res (1)	\$28,000	\$24,300	\$21,500	\$21,400	\$19,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$30,000</b>	<b>Total</b>	<b>\$30,000</b>	<b>\$26,000</b>	<b>\$23,000</b>	<b>\$22,900</b>	<b>\$21,200</b>
\$30,000	Total Res (1)	\$30,000	\$26,000	\$23,000	\$22,900	\$21,200
\$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		22	22x120	0.90	\$101	\$91	\$2,002	0%	1.0000	100.00	0.00	0.00	\$2,000

**Land Computations**

Calculated Acreage	0.06
Actual Frontage	22
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$2,000
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$2,000</b>

Data Source External Only

Collector 08/12/2024 js

Appraiser 08/21/2024 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1112 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
Porch, Enclosed Frame	126	\$10,600
Porch, Open Frame	203	\$10,100

**Plumbing**

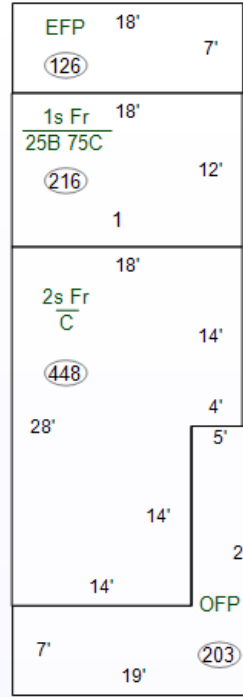
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	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	664	664	\$78,600	
2	1Fr	448	448	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		54	0	\$16,400	
Crawl		610	0	\$6,300	
Slab					

**Total Base** \$133,600

**Adjustments** 1 Row Type Adj. x 1.00 \$133,600

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** \$133,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$20,700	\$154,300
Garages (+) 0 sqft	\$0	\$154,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$111,482

**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+1	1911	1960	65	F			0.85		1,166 sqft	\$111,482	60%	\$44,590	26%	100%	0.850	1.000	100.00	0.00	0.00	\$28,000