

89-18-04-310-611.000-030

WASHINGTON, HERMAN & BAR

636 S 12TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-04-310-611.000-030
Local Parcel Number 50-04-310-611.000-29

Tax ID: 029-52713-00

Routing Number 5004310-156

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 296356-029
WAYNE-296356 (029)

Section/Plat 5004310

Location Address (1)
636 S 12TH 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 2027

Ownership

WASHINGTON, HERMAN & BARBAR
636 S 12TH ST
RICHMOND, IN 47374

Legal

39 FT 1 IN S PT LOT 21 C H C PT S 1/2 LOT 18 E L C



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Subdivision

Lot

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N/A

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Transfer of Ownership

Date 01/01/1900 Owner WASHINGTON, HER Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/15/2022 Misc: 2023 GENERAL REVALUATION

Land Computations

Table listing land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1500 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	98	\$9,400
Porch, Open Frame	84	\$5,300

Plumbing

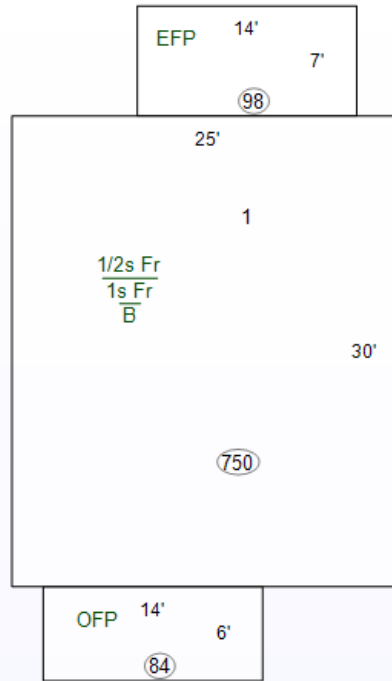
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
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	750	750	\$84,500	
2					
3					
4					
1/4					
1/2	1Fr	750	750	\$34,700	
3/4					
Attic					
Bsmt		750	0	\$29,600	
Crawl					
Slab					

Total Base \$148,800
Adjustments 1 Row Type Adj. x 1.00 \$148,800

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 \$148,800

Sub-Total, 1 Units

Exterior Features (+)	\$14,700	\$163,500
Garages (+) 0 sqft	\$0	\$163,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$118,129

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 1/2	Wood Fr	D+1	1900	1900	125	P			0.85		2,250 sqft	\$118,129	75%	\$29,530	0%	100%	0.850	1.000	100.00	0.00	0.00	\$25,100