

89-18-05-110-612.000-030

FELTY, DENNIS J & MARY N

248 SW 4TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-110-612.000-030

Local Parcel Number 50-05-110-612.000-29

Tax ID: 029-12635-00

Routing Number

Property Class 520 RENTAL 2 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 294387-029 WAYNE-294387 (029)

Section/Plat 5005110

Location Address (2) 248 SW 4TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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 2028

Ownership

FELTY, DENNIS J & MARY N 250 S 31ST ST RICHMOND, IN 47374

Legal

LOT 60 JENKINS

Transfer of Ownership

Date 01/01/1900 Owner FELTY, DENNIS J & M Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

8/28/2023 Misc: 2024 GENERAL REVAUATION 10/14/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with 7 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 range from \$0 to \$12,400.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 15 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. Values include 40, 40x142, 1.03, \$302, \$311, \$12,440, 0%, 1.0000, 100.00, 0.00, 0.00, \$12,440.

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (40), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$12,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,400).

Data Source External Only

Collector 08/17/2023 js

Appraiser 08/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1448 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, Open Frame	176	\$9,200

Plumbing

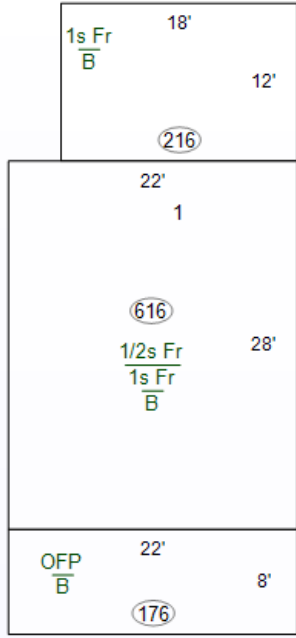
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	2
Living Rooms	2
Dining Rooms	2
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
2		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	832	832	\$90,600	
2					
3					
4					
1/4					
1/2	1Fr	616	616	\$30,600	
3/4					
Attic					
Bsmt		1008	0	\$34,600	
Crawl					
Slab					

Total Base \$155,800
Adjustments 1 Row Type Adj. x 1.00 \$155,800

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1/2:616 1:832	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$170,400

Sub-Total, 1 Units

Exterior Features (+)	\$9,200	\$179,600
Garages (+) 0 sqft	\$0	\$179,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$137,394

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+2	1935	1965	60	A			0.85		2,456 sqft	\$137,394	45%	\$75,570	0%	100%	0.990	1.000	50.00	50.00	0.00	\$74,800
2: Detached Garage/Boat H	1	Concrete	C	1935	1935	90	A		\$41.44	0.85	\$35.22	21'x28'	\$20,712	45%	\$11,390	0%	100%	0.990	1.000	100.00	0.00	0.00	\$11,300