

89-18-05-110-613.000-030

FELTY, DENNIS J & MARY N

250 SW 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943 1/2

General Information

Parcel Number 89-18-05-110-613.000-030
Local Parcel Number 50-05-110-613.000-29

Tax ID: 029-10238-00

Routing Number

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 294387-029 WAYNE-294387 (029)

Section/Plat 5005110

Location Address (1) 250 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 59 JENKINS

Transfer of Ownership

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

Notes

8/28/2023 Misc: 2024 GENERAL REVAUATION



Res

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for Land, Improvement, and Total.

Land Computations

Table listing land computations such as Calculated Acreage (0.13), Actual Frontage (40), Developer Discount (checkbox), 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), and Total Value (\$12,400).

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (40), Size (40x142), Factor (1.03), Rate (\$302), Adj. Rate (\$311), Ext. Value (\$12,440), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$12,440).

Data Source External Only Collector 08/17/2023 js

Appraiser 08/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2016 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	133	\$7,500

Plumbing

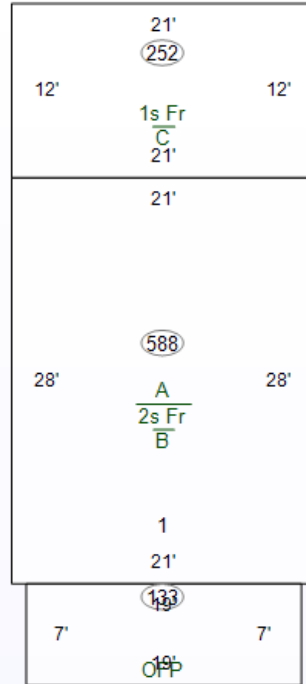
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	840	840	\$92,700	
2	1Fr	588	588	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic		588	0	\$6,500	
Bsmt		588	588	\$52,300	
Crawl		252	0	\$4,200	
Slab					

Total Base \$195,100

Adjustments 1 Row Type Adj. x 1.00 \$195,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:840 2:588 \$6,300
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$203,800

Sub-Total, 1 Units

Exterior Features (+)	\$7,500	\$211,300
Garages (+) 0 sqft	\$0	\$211,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$161,645

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+2	1925	1925	100	A			0.85		2,604 sqft	\$161,645	50%	\$80,820	11%	100%	0.990	1.000	100.00	0.00	0.00	\$71,200