

89-18-05-130-612.000-030

CHILDRESS, DARIN JON

444 SW 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-612.000-030
Local Parcel Number 50-05-130-612.000-29

Tax ID: 029-06117-00

Routing Number

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 294387-029 WAYNE-294387 (029)
Section/Plat 5005130
Location Address (1) 444 SW 4TH 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 2028

Ownership

CHILDRESS, DARIN JON
PO BOX 1765
RICHMOND, IN 47375

Legal

LOT 33 JENKINS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 05/29/2015 and 01/01/1900.

Notes

8/25/2023 Misc: 2024 GENERAL REVAUATION
10/18/2019 Misc: 2020 GENERAL REVAL

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, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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 shows data for F, F, 41, 41x142, 1.03, \$302, \$311, \$12,751, 0%, 1.0000, 100.00, 0.00, 0.00, \$12,750.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (41), 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 (\$12,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,800).

Data Source External Only

Collector 08/17/2023 js

Appraiser 08/25/2023 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 1/2
<b>Style</b>	N/A
<b>Finished Area</b>	1192 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	128	\$10,600
Porch, Open Frame	128	\$7,500
Stoop, Masonry	40	\$2,300

**Plumbing**

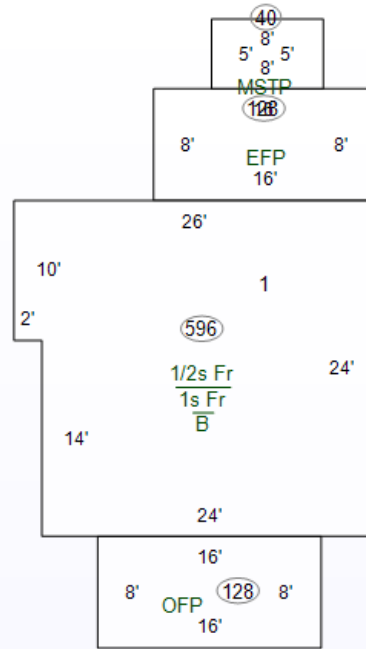
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	596	596	\$72,600	
2					
3					
4					
1/4					
1/2	1Fr	596	596	\$29,800	
3/4					
Attic					
Bsmt		596	0	\$26,600	
Crawl					
Slab					

**Total Base** \$129,000

**Adjustments** 1 Row Type Adj. x 1.00 \$129,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1/2:596 1:596	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$136,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$20,400	\$156,800
Garages (+) 0 sqft	\$0	\$156,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$113,288

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff 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	1927	1927	98	A		0.85		1,788 sqft	\$113,288	50%	\$56,640	0%	100%	0.990	1.000	100.00	0.00	0.00	\$56,100
2: Detached Garage/Boat H	1	Wood Fr	C	1966	1966	59	A	\$42.58	0.85	\$36.19	22'x24'	\$19,110	40%	\$11,470	0%	100%	0.990	1.000	100.00	0.00	0.00	\$11,400