

89-18-05-130-728.000-030

COTTONGIM, GOLDEN L/E & JE

461 SW 4TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-728.000-030
Local Parcel Number 50-05-130-728.000-29

Tax ID: 029-10288-00

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) 461 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

COTTONGIM, GOLDEN L/E & JEFFR
KERRY GEORGE MANTLE L/E
461 SW 4TH ST
RICHMOND, IN 47374

Legal

LOT 116 JENKINS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2025.

Notes

8/24/2023 Misc: 2024 GENERAL REVAUATION
10/11/2019 Misc: 2020 GENERAL REVAL



Res

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show valuation data from 2022 to 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 land characteristics for the parcel.

Land Computations

Table with columns: Computation Name, Value. Rows include 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, Total Value.

Data Source External Only

Collector 08/17/2023 js

Appraiser 08/24/2023 Nexus

Total Value \$12,600

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1464 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
Patio, Concrete	192	\$1,500
Canopy, Shed Type	192	\$1,600
Porch, Open Frame	128	\$7,500

Plumbing

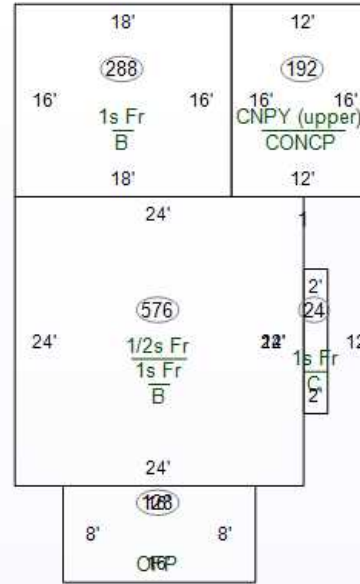
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	888	888	\$96,900	
2					
3					
4					
1/4					
1/2	1Fr	576	576	\$28,900	
3/4					
Attic					
Bsmt		864	0	\$32,100	
Crawl		24	0	\$3,200	
Slab					

Total Base \$161,100
Adjustments 1 Row Type Adj. x 1.00 \$161,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1/2:576 1:888	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$166,300

Sub-Total, 1 Units

Exterior Features (+)	\$10,600	\$176,900
Garages (+) 0 sqft	\$0	\$176,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$127,810

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	1930	1980	45 A		0.85		2,328 sqft	\$127,810	38%	\$79,240	0%	100%	0.990	1.000	100.00	0.00	0.00	\$78,400
2: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95 VP	\$55.64	0.85	\$37.84	16'x18'	\$10,897	95%	\$540	0%	100%	0.990	1.000	100.00	0.00	0.00	\$500