

89-18-05-210-514.000-030

ULMER, MIRANDA & OLIVER PU

207 S B ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-05-210-514.000-030
Local Parcel Number 50-05-210-514.000-29

Tax ID: 029-18023-00

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 294389-029 WAYNE-294389 (029)
Section/Plat 5005210
Location Address (1) 207 S B ST RICHMOND, IN 47374

Ownership

ULMER, MIRANDA & OLIVER PURCE
2205 BENNETT RD
LAFAYETTE, IN 47909

Legal

42.1 FT OFF E SIDE OF OM 247 & 246 NE SEC 5-13-1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/07/2020 and 01/01/1900.

Notes

9/20/2023 Misc: 2024 GENERAL REVALUATION
8/21/2020 Misc: 2021 SALES REVIEW



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 data for years 2022-2025.

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 1' X 132', Cl 1' 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 values for F, F, 42, 42x130, 0.99, \$282, \$279, \$11,718, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,720.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High
Public Utilities ERA All
Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (42), 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 (\$11,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1488 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	140	\$11,600
Porch, Open Frame	222	\$10,900
Wood Deck	126	\$3,300

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

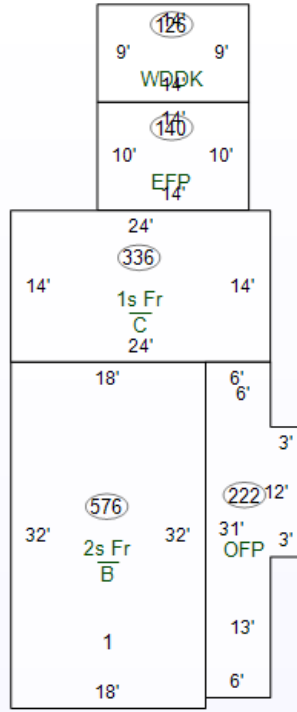
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	912	912	\$96,900	
2	1Fr	576	576	\$38,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		576	0	\$26,000	
Crawl		336	0	\$4,600	
Slab					

Total Base \$165,700

Adjustments 1 Row Type Adj. x 1.00 \$165,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:912 2:576 \$5,700
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$171,400

Sub-Total, 1 Units

Exterior Features (+)	\$25,800	\$197,200
Garages (+) 0 sqft	\$0	\$197,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$142,477

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+1	1900	1950	75	F		0.85			2,064 sqft	\$142,477	65%	\$49,870	45%	100%	1.050	1.000	100.00	0.00	0.00	\$28,800
2: Utility Shed	1	SV	D	1950	1950	75	A		0.85			12'x14'		65%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0