

89-18-05-220-523.000-030

MITCHELL, SOPHIA

217 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-05-220-523.000-030

Local Parcel Number 50-05-220-523.000-29

Tax ID: 029-42750-00

Routing Number

Ownership

MITCHELL, SOPHIA 217 S 6TH ST RICHMOND, IN 47374

Legal

51 FT LOT 17 W & W

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/11/2013 to 01/01/1900.

Notes

7/28/2023 Misc: 2024 GENERAL REVAL

Property Class 510 1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 295392-029 WAYNE-295392 (029)

Section/Plat 5005220

Location Address (1) 217 S 6TH 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

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).

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.

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 07/21/2023 js

Appraiser 07/28/2023 Nexus

Total Value \$12,200

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1986 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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 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, Open Masonry	218	\$11,300
Patio, Concrete	420	\$2,900

**Plumbing**

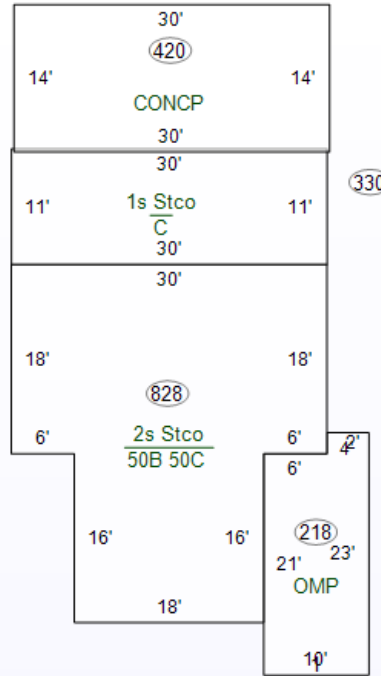
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	2	1158	1158	\$114,600	
2	2	828	828	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		414	0	\$22,100	
Crawl		744	0	\$6,700	
Slab					

<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>Total Base</b>	<b>\$189,700</b>
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1158 2:828	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	<b>\$198,000</b>
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<b>Sub-Total, 1 Units</b>	<b>\$198,000</b>
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Exterior Features (+)	\$14,200	\$212,200
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Garages (+) 0 sqft	\$0	\$212,200
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.85
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<b>Replacement Cost</b>	<b>\$162,333</b>
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**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	2	Stucco	D+2	1920	1970	55 A		0.85		2,400 sqft	\$162,333	45%	\$89,280	4%	100%	0.930	1.000	100.00	0.00	0.00	\$79,700
2: Detached Garage/Boat H	1	Wood Fr	C	2012	2012	13 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	12%	\$18,010	0%	100%	0.930	1.000	100.00	0.00	0.00	\$16,700