

89-18-05-240-509.000-030

BIRTHRIGHT OF RICHMOND INC

305 S 6TH ST

680, Exempt, Charitable Organization

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-05-240-509.000-030
Local Parcel Number 50-05-240-509.000-29

Tax ID: 029-46369-00

Routing Number

Property Class 680 Exempt, Charitable Organization

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

Location Address (1) 305 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 2027

Ownership

BIRTHRIGHT OF RICHMOND INC 303 S 6TH ST RICHMOND, IN 47374

Legal

21 FT S S NE SEC 5-13-1 OM 297



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/17/2012 to 01/01/1900.

Notes

4/12/2023 CYCLICAL: 2023 GENERAL REVALUATION
12/27/2022 Misc: 2023 GENERAL REVALUATION

Exempt

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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (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 Estimated

Collector 04/12/2023 ts

Appraiser 04/12/2023 ts

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1420 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	84	\$5,300

Plumbing

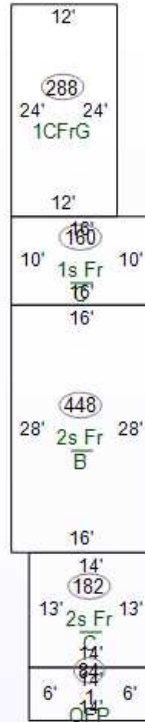
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
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	790	790	\$88,500	
2 1Fr	630	630	\$40,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	448	0	\$22,800	
Crawl	342	0	\$4,800	
Slab				

Total Base \$156,300

Adjustments 1 Row Type Adj. x 1.00 \$156,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:790 2:630 \$6,300
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$164,200

Sub-Total, 1 Units

Exterior Features (+)	\$5,300	\$169,500
Garages (+) 288 sqft	\$15,000	\$184,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$133,301

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	1900	125	G			0.85		1,868 sqft	\$133,301	45%	\$73,320	0%	100%	0.930	1.000	100.00	0.00	0.00	\$68,200