

89-18-05-240-530.000-030

SGC DISTINGUISHED REAL EST

435 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-05-240-530.000-030
Local Parcel Number 50-05-240-530.000-29
Tax ID: 029-15556-00
Routing Number

Ownership

SGC DISTINGUISHED REAL ESTATE
1081 SW 5TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/12/2017 to 02/05/2009.

Notes

7/28/2023 Misc: 2024 GENERAL REVAL

Property Class 510 RENTAL
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 5005240
Location Address (1) 435 S 6TH ST RICHMOND, IN 47374

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 36 36x88 0.84 \$208 \$175 \$6,300 0% 1.0000 100.00 0.00 0.00 \$6,300.

Zoning ZO01 Residential
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

Review Group 2028

Data Source External Only

Collector 07/21/2023 js

Appraiser 07/28/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.07), Actual Frontage (36), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$6,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1013 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	152	\$1,200
Wood Deck	226	\$5,000
Canopy, Roof Extension	20	\$800

Plumbing

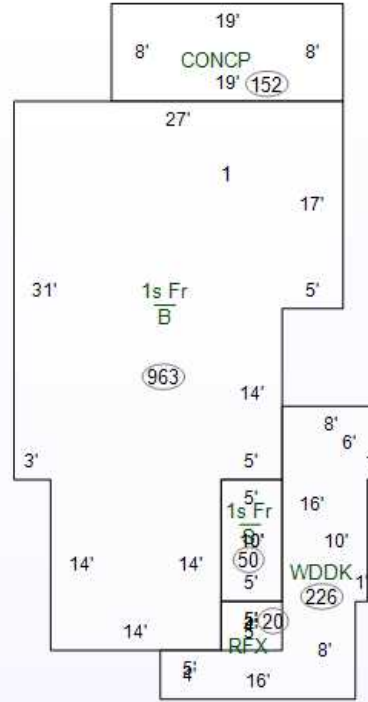
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1013	1013	\$106,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	963	0	\$34,100	
Crawl				
Slab	50	0	\$0	
			Total Base	\$141,000
Adjustments			1 Row Type Adj. x 1.00	\$141,000
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:1013	\$3,800
No Elec (-)				\$0
Plumbing (+ / -)			5 - 5 = 0 x \$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
			Sub-Total, One Unit	\$144,800
			Sub-Total, 1 Units	
Exterior Features (+)			\$7,000	\$151,800
Garages (+) 0 sqft			\$0	\$151,800
Quality and Design Factor (Grade)				0.85
Location Multiplier				0.85
			Replacement Cost	\$109,676

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	Wood Fr	D+1	1925	1935	90	A		0.85		1,976 sqft	\$109,676	50%	\$54,840	30%	100%	0.930	1.000	100.00	0.00	0.00	\$35,700