

89-18-05-240-534.000-030

NEW AGE HOMES LLC

612 S E ST

520, 2 Family Dwell - Platted Lot

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-05-240-534.000-030
Local Parcel Number 50-05-240-534.000-29

Tax ID: 029-32781-00

Routing Number

Property Class 520
2 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 295392-029 WAYNE-295392 (029)
Section/Plat 5005240
Location Address (1) 612 S E ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2028

Ownership

NEW AGE HOMES LLC
6808 W 12TH ST
INDIANAPOLIS, IN 46214

Legal

22.5 WEST END LOT 2 A HAMPTON; E 1/2 LOT 2 A HAMPTONS



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with 7 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 15 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

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Notes

9/18/2023 Misc: 2024 GENERAL REVALUATION
11/4/2019 Misc: 2020: GENERAL REVAL
9/19/2019 Misc: 2020 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Includes 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 \$9,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1296 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 Masonry	112	\$10,300
Porch, Enclosed Frame	162	\$11,600
Wood Deck	144	\$3,700

Plumbing

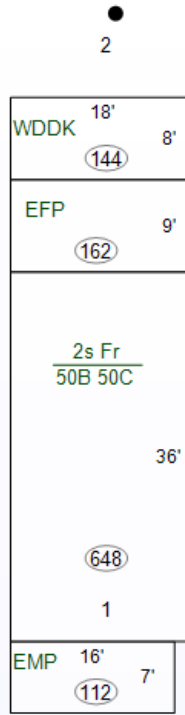
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	1
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	648	648	\$76,600	
2	1Fr	648	648	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		324	0	\$20,200	
Crawl		324	0	\$4,600	
Slab					

Total Base \$142,300

Adjustments 1 Row Type Adj. x 1.00 \$142,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:648 2:648 \$5,500
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$151,000

Sub-Total, 1 Units

Exterior Features (+)	\$25,600	\$176,600
Garages (+) 0 sqft	\$0	\$176,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$127,594

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	Wood Fr	D+1	1925	1925	100	A		0.85		1,620 sqft	\$127,594	50%	\$63,800	8%	100%	0.930	1.000	100.00	0.00	0.00	\$54,600
2: Detached Garage/Boat H	1	Wood Fr	D	1925	1925	100	F	\$55.64	0.85	\$37.84	18'x18'	\$12,259	65%	\$4,290	0%	100%	0.930	1.000	100.00	0.00	0.00	\$4,000