

89-18-05-410-117.000-030

JACOBS, RODNEY D

636 S 6TH ST

530, 3 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/4

General Information

Parcel Number 89-18-05-410-117.000-030
Local Parcel Number 50-05-410-117.000-29
Tax ID: 029-40693-00
Routing Number

Ownership

JACOBS, RODNEY D
1114 HOUGHTON ST
CONNERSVILLE, IN 47331

Legal

52 1/2 FT 6 ST LOT 4 C S EXC 5' STRIP SS; 59 1/2 FT S 6 ST LOT 4 C S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/22/2019 to 01/01/1900.

Notes

9/22/2023 Misc: 2024 GENERAL REVALUATION
11/15/2019 Misc: 2020: COMBINE WITH PARCEL# 029-40690-00 PER A/C# 8176
10/8/2019 Misc: 2020 GENERAL REVAL

Property Class 530 RENTAL
3 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 296356-029 WAYNE-296356 (029)
Section/Plat 5005410
Location Address (1) 636 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, 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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 114 114x125 0.92 \$101 \$93 \$10,602 0% 1.0000 100.00 0.00 0.00 \$10,600.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

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

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.33), Actual Frontage (114), Developer Discount, Parcel Acreage (0.33), 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 (0.33), 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 (\$10,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,600).

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/22/2023 Nexus

General Information

| | |
|---------------|----------------------|
| Occupancy | Row Type |
| Description | Residential Dwelling |
| Story Height | 2 |
| Style | N/A |
| Finished Area | 934 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|---|----------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input checked="" type="checkbox"/> Metal | <input 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 |
|-------------|------|-------|
|-------------|------|-------|

Plumbing

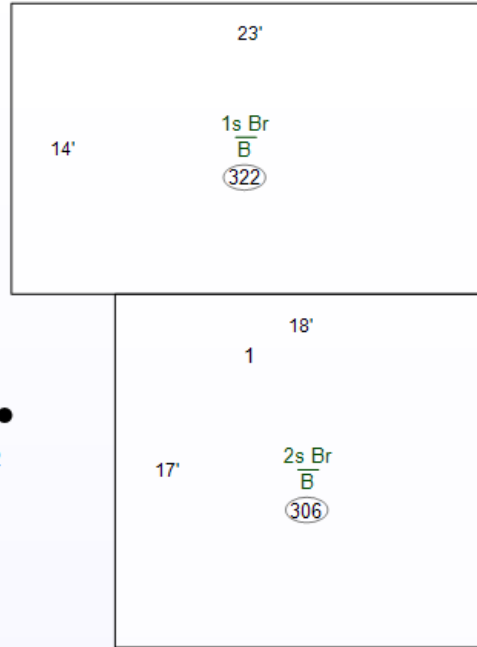
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 2 |
| Living Rooms | 2 |
| Dining Rooms | 0 |
| 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 | 7 | 628 | 628 | \$83,100 | |
| 2 | 7 | 306 | 306 | \$31,400 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 628 | 0 | \$27,100 | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$141,600

Adjustments 2 Row Type Adj. x 0.92 \$130,272

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 5 - 10 = -5 x \$0 (\$4,000)

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$135,072

Sub-Total, 1 Units

Exterior Features (+) \$0 \$135,072

Garages (+) 0 sqft \$0 \$135,072

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$103,330

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 | Brick | D+2 | 1900 | 1900 | 125 VP | | 0.85 | | 1,562 sqft | \$103,330 | 95% | \$5,170 | 0% | 100% | 0.850 | 1.000 | 0.00 | 100.00 | 0.00 | \$4,400 |
| 2: Utility Shed | 1 | SV | D | 1940 | 1940 | 85 VP | | 0.85 | | 16'x24' | | 85% | | 0% | 100% | 0.850 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |

General Information

| | |
|----------------------|----------------------|
| Occupancy | Row Type |
| Description | Residential Dwelling |
| Story Height | 2 |
| Style | N/A |
| Finished Area | 934 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|---|----------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input checked="" type="checkbox"/> Metal | <input 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 |
|-------------|------|-------|
| | | |

Plumbing

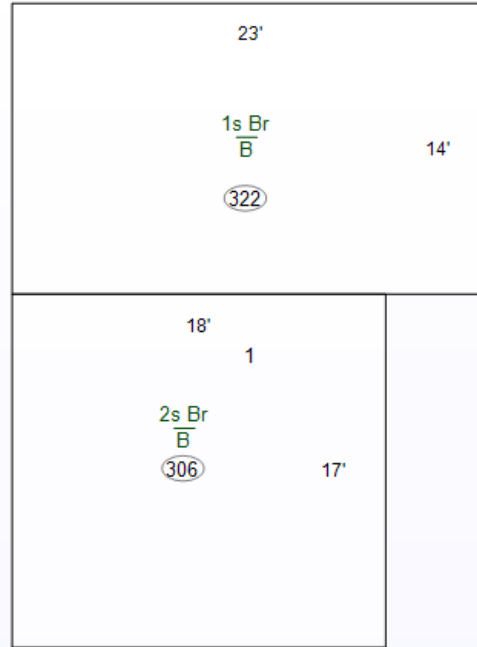
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
| | | |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 7 | 628 | 628 | \$83,100 | |
| 2 | 7 | 306 | 306 | \$31,400 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 628 | 0 | \$27,100 | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$141,600

Adjustments 2 Row Type Adj. x 0.92 \$130,272

| | |
|------------------|---------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | \$0 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$130,272

Sub-Total, 1 Units

| | | |
|-----------------------------------|------|-----------|
| Exterior Features (+) | \$0 | \$130,272 |
| Garages (+) 0 sqft | \$0 | \$130,272 |
| Quality and Design Factor (Grade) | 0.90 | |
| Location Multiplier | 0.85 | |
| Replacement Cost | | \$99,658 |

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 | Brick | D+2 | 1900 | 1900 | 125 VP | | 0.85 | | 1,562 sqft | \$99,658 | 95% | \$4,980 | 0% | 100% | 0.850 | 1.000 | 100.00 | 0.00 | 0.00 | \$4,200 |

