

89-18-05-410-123.000-030

CONTRERAS MENDOZA, HERN

608 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-410-123.000-030
Local Parcel Number 50-05-410-123.000-29

Tax ID: 029-02756-00

Routing Number

Property Class 510
1 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 296356-029
WAYNE-296356 (029)

Section/Plat 5005410

Location Address (1)
608 S 6TH ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

CONTRERAS MENDOZA, HERNAN
608 S 6TH ST
RICHMOND, IN 47374

Legal

34 FT 6 IN X 136 FT LOT 3 C S 47 FT 6TH ST EX W
1/2 LOT 3 C S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/31/2019 to 01/01/1900.

Notes

9/22/2023 Misc: 2024 GENERAL REVALUATION
10/8/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with columns: 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 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 values for F, F, 81, 81x136, 0.96, \$101, \$97, \$7,857, 0%, 1.0000, 100.00, 0.00, 0.00, \$7,860.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.25), Actual Frontage (81), Developer Discount, Parcel Acreage (0.25), 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 (0.25), 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 (\$7,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,900).

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/22/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2 1/2  
**Style** N/A  
**Finished Area** 1328 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	36	\$3,400
Porch, Open Frame	72	\$5,300
Wood Deck	54	\$1,700

**Plumbing**

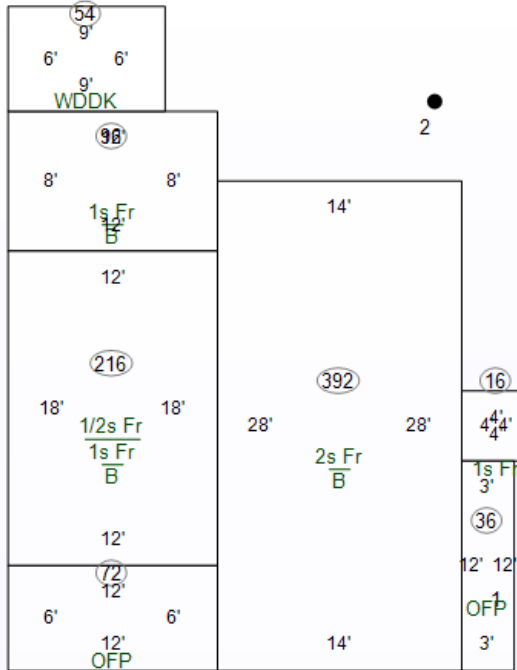
**# TF**  
**Full Bath** 2 6  
**Half Bath** 0 0  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1  
**Add Fixtures** 1 1  
**Total** 5 9

**Accommodations**

**Bedrooms** 4  
**Living Rooms** 1  
**Dining Rooms** 0  
**Family Rooms** 0  
**Total Rooms** 9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	720	720	\$82,500	
2	1Fr	392	392	\$29,900	
3					
4					
1/4					
1/2	1Fr	216	216	\$16,600	
3/4					
Attic					
Bsmt		704	0	\$28,600	
Crawl					
Slab					

**Total Base** \$157,600

**Adjustments** 1 Row Type Adj. x 1.00 \$157,600

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

**Sub-Total, One Unit** \$160,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,400	\$171,200
Garages (+) 0 sqft	\$0	\$171,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$123,692

**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 1/2	Wood Fr	D+1	1900	1900	125	A		0.85		2,032 sqft	\$123,692	50%	\$61,850	0%	100%	0.850	1.000	100.00	0.00	0.00	\$52,600
2: Utility Shed	1	SV	D	1950	1950	75	F		0.85		12'x12'		70%		0%	100%	0.850	1.000	100.00	0.00	0.00	\$0