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: 2023

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	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

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

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/31/2019	CONTRERAS MENDO	2019005872	WD	/	$32,900	I
11/13/2013	608 SOUTH 6TH STR	2013009956	WD	/	$32,900	I
10/07/2013	MC CAIN, NATHAN	2013008887	CT	/	$0	I
01/31/2013	MC CAIN, NATHAN	2013000882	TS	/	$3,000	I
01/01/1900	HARMON, DENNIS R	2013000882	TS	/	$3,000	I

Notes

10/8/2019 Misc: 2020 GENERAL REVAL

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$5,800	**Land**	**$5,800**	**$5,800**	**$5,800**	**$5,800**	**$5,800**
$5,800	Land Res (1)	$5,800	$5,800	$5,800	$5,800	$5,800
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$40,500	**Improvement**	**$40,500**	**$40,400**	**$37,300**	**$37,300**	**$39,400**
$40,500	Imp Res (1)	$40,500	$40,400	$37,300	$37,300	$38,600
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$800
$46,300	**Total**	**$46,300**	**$46,200**	**$43,100**	**$43,100**	**$45,200**
$46,300	Total Res (1)	$46,300	$46,200	$43,100	$43,100	$44,400
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$800

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		81	81x136	0.96	$75	$72	$5,832	0%	100%	1.0000	$5,830

Data Source External Only **Collector** 08/06/2019 ts **Appraiser** 10/08/2019 Gavin Wicks

Land Computations

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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$5,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$5,800**

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	$2,700
Porch, Open Frame	72	$4,100
Wood Deck	54	$1,400

Plumbing

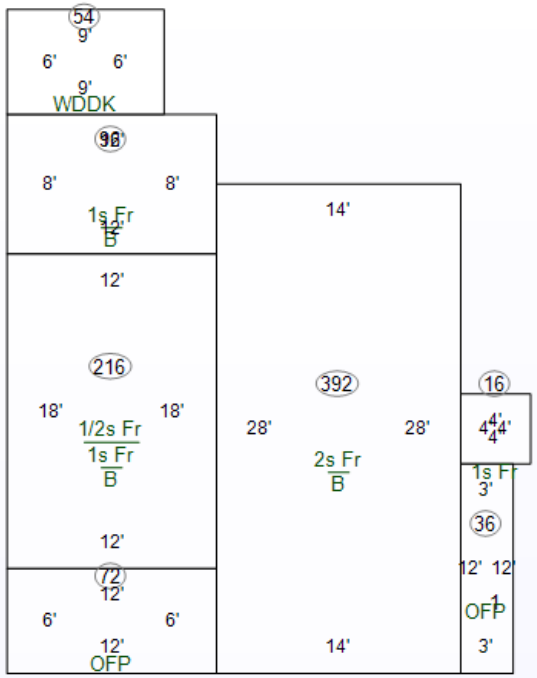
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

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	$63,600	
2	1Fr	392	392	$23,300	
3					
4					
1/4					
1/2	1Fr	216	216	$13,100	
3/4					
Attic					
Bsmt		704	0	$22,100	
Crawl					
Slab					
			Total Base		$122,100
Adjustments			**1 Row Type Adj. x 1.00**		$122,100
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		$125,300
			Sub-Total, 1 Units		
Exterior Features (+)				$8,200	$133,500
Garages (+) 0 sqft				$0	$133,500
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.87
			Replacement Cost		$98,723

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2 1/2	Wood Frame	D+1	1900	1900	123	A		0.87		2,032 sqft	$98,723	50%	$49,360	0%	100%	0.820	1.0000	$40,500

Total all pages $40,500 **Total this page** $40,500