

89-18-05-410-420.000-030

NICOLAS, REGINE MONICA

730 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-05-410-420.000-030
Local Parcel Number 50-05-410-420.000-29

Tax ID: 029-06416-00

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) 730 S 6TH ST RICHMOND, IN 47374

Ownership

NICOLAS, REGINE MONICA
730 S 6TH ST
RICHMOND, IN 47374

Legal

S 1/2 LOT 6 CS PC IN REAR LOT 6 SEC 5-13-1 & 6 FT 6 1/2 IN TRI PCE LOT 8 DB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/08/2016 to 03/04/2011.

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. Rows show land data for types F and R.

Zoning

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

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/22/2023 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 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 1-3 Value, Total Value \$3,500.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1480 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	192	\$1,500

Plumbing

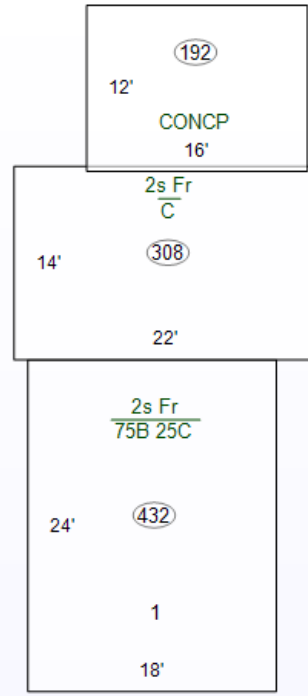
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	740	740	\$84,500	
2	1Fr	740	740	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		324	0	\$20,200	
Crawl		416	0	\$5,300	
Slab					

Adjustments	Total Base	Value
1 Row Type Adj. x 1.00	\$154,000	\$154,000

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 \$154,000

Sub-Total, 1 Units

Exterior Features (+) \$1,500 \$155,500

Garages (+) 0 sqft \$0 \$155,500

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$112,349

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1900	1950	75	A			0.85		1,804 sqft	\$112,349	50%	\$56,170	0%	100%	0.850	1.000	100.00	0.00	0.00	\$47,700