

89-18-05-420-521.000-030

TIEMANN PROPERTIES LLC

635 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/4

General Information

Parcel Number 89-18-05-420-521.000-030
Local Parcel Number 50-05-420-521.000-29
Tax ID: 029-45054-00
Routing Number

Ownership

TIEMANN PROPERTIES LLC
1126 NORTH DR
RICHMOND, IN 47374

Legal

N 1/2 & S 1/2 LOT 3 PETERSON & SMITHMEYER ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/14/2021 to 12/28/2009.

Notes

9/21/2023 Misc: 2024 GENERAL REVALUATION
5/12/2021 Misc: 2021 CORRECTION: PROCESSED FOR THE BOARD OF COMMISSIONERS 05-12-2021
10/23/2019 Misc: 2020 GENERAL REVAL

Property Class 510
1 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 295379-029 WAYNE-295379 (029)
Section/Plat 5005420
Location Address (1) 635 S 6TH ST RICHMOND, IN 47374

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/21/2023 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include 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 \$6,000.

General Information

Occupancy Row Type
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1152 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 | 80 | \$5,300 |

Plumbing

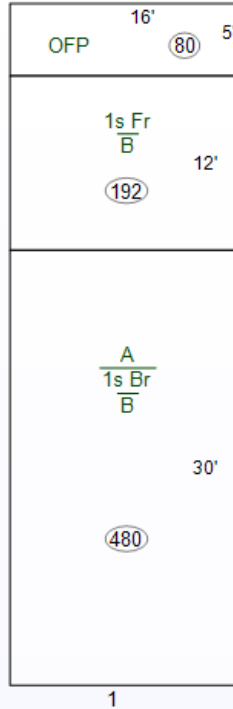
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 1 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 4 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 94 | 672 | 672 | \$84,600 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | 480 | 480 | \$13,500 | |
| Bsmt | | 672 | 0 | \$28,100 | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$126,200

Adjustments 2 Row Type Adj. x 0.92 \$116,104

| | |
|------------------|---------------------|
| 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 \$116,104

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|-----------------|
| Exterior Features (+) | \$5,300 | \$121,404 |
| Garages (+) 0 sqft | \$0 | \$121,404 |
| Quality and Design Factor (Grade) | 0.85 | |
| Location Multiplier | 0.85 | |
| Replacement Cost | | \$87,714 |

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 | 1 | 4/6 Maso | D+1 | 1900 | 1900 | 125 | P | | | 0.85 | | 1,824 sqft | \$87,714 | 75% | \$21,930 | 0% | 100% | 0.900 | 1.000 | 100.00 | 0.00 | 0.00 | \$19,700 |

General Information

| | |
|----------------------|----------------------|
| Occupancy | Row Type |
| Description | Residential Dwelling |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 1152 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 type="checkbox"/> Metal | <input checked="" 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 |
| Patio, Concrete | 80 | \$600 |

Plumbing

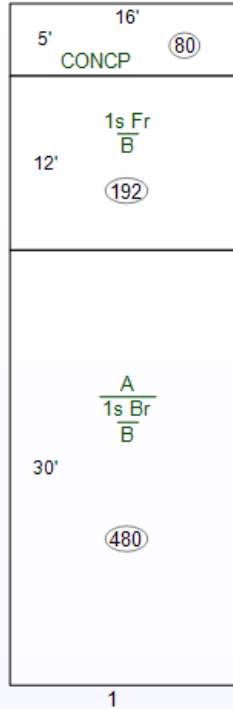
| | | |
|----------------------|----------|-----------|
| | # | TF |
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 1 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 4 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| | | | | |
|---------------------|-------------|---------------|--------------|---------------|
| Floor Constr | Base | Finish | Value | Totals |
| 1 94 | 672 | 672 | \$84,600 | |
| 2 | | | | |
| 3 | | | | |
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| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | 480 | 480 | \$13,500 | |
| Bsmt | 672 | 0 | \$28,100 | |
| Crawl | | | | |
| Slab | | | | |

Total Base \$126,200

Adjustments 2 Row Type Adj. x 0.92 \$116,104

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|------------------|---------------------|
| 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 \$116,104

Sub-Total, 1 Units

| | | |
|-----------------------------------|-------|-----------|
| Exterior Features (+) | \$600 | \$116,704 |
| Garages (+) 0 sqft | \$0 | \$116,704 |
| Quality and Design Factor (Grade) | | 0.85 |
| Location Multiplier | | 0.85 |

Replacement Cost \$84,319

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 | 1 | 4/6 Maso | D+1 | 1900 | 1900 | 125 | P | | | 0.85 | | 1,824 sqft | \$84,319 | 75% | \$21,080 | 0% | 100% | 0.900 | 1.000 | 100.00 | 0.00 | 0.00 | \$19,000 |

