

89-18-05-420-527.000-030

CHILDRESS, DARIN

607 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

General Information

Parcel Number 89-18-05-420-527.000-030
Local Parcel Number 50-05-420-527.000-29

Tax ID: 029-03971-00

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 295379-029
WAYNE-295379 (029)

Section/Plat 5005420

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

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

CHILDRESS, DARIN
C/O DUSTIN B WHITLOW
PO BOX 1765
RICHMOND, IN 47375-1765

Legal

50.75 FT S PT LOT 11 CS EX E PT OF S PORTION OF LOT 11 CS 37.50 X 181.13 X 40.20 X 194.21 FT (CONTRACT: DUSTIN B WHITLOW 5-21-21 2021005165)



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025, 2024, 2023, 2022, 2021.

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

Table with 15 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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains 5 rows of transfer records.

Notes

9/21/2023 Misc: 2024 GENERAL REVALUATION

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values (0.10, 44, etc.).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1962 sqft
<b>Make</b>	

**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
Porch, Open Frame	140	\$8,300
Porch, Enclosed Frame	105	\$9,400
Patio, Concrete	160	\$1,200
Porch, Open Frame	112	\$6,300

**Plumbing**

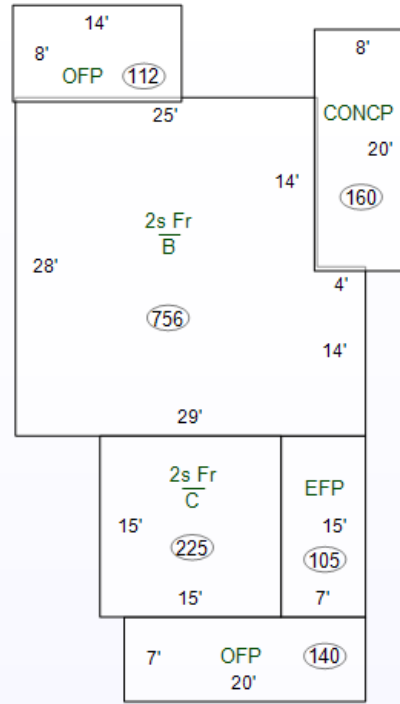
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	9

**Accommodations**

<b>Bedrooms</b>	5
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	981	981	\$103,200	
2	1Fr	981	981	\$51,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		756	0	\$29,600	
Crawl		225	0	\$4,000	
Slab					

**Total Base** \$188,000

**Adjustments** 1 Row Type Adj. x 1.00 \$188,000

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

**Sub-Total, One Unit** \$191,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$25,200	\$216,400
Garages (+) 0 sqft	\$0	\$216,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

**Replacement Cost** \$165,546

**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	Wood Fr	D+2	1886	1886	139	A		0.85		2,718 sqft	\$165,546	50%	\$82,770	0%	100%	0.90	1.000	100.00	0.00	0.00	\$74,500