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: 2023

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

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2024

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)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/21/2021	CHILDRESS, DARIN	2021005165	CT	/	$0	I
05/21/2021	CHILDRESS, DARIN	2021005163	CC	/	$0	I
05/03/2013	CHILDRESS, DARIN	2013003949	CT	/	$0	I
11/17/2009	CHILDRESS, DARIN	2009010790	WD	/	$0	I
01/01/1900	HABITAT FOR HUMA	2009010790	WD	/	$0	I

Notes

10/22/2019 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	☐	☐	☐	☐	☐
$3,700	**Land**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**
$3,700	Land Res (1)	$3,700	$3,700	$3,700	$3,700	$3,700
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$56,200	**Improvement**	**$56,200**	**$54,800**	**$49,500**	**$49,500**	**$52,500**
$56,200	Imp Res (1)	$56,200	$54,800	$49,500	$49,500	$52,000
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$500
$59,900	**Total**	**$59,900**	**$58,500**	**$53,200**	**$53,200**	**$56,200**
$59,900	Total Res (1)	$59,900	$58,500	$53,200	$53,200	$55,700
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$500

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		44	44x96	0.80	$105	$84	$3,696	0%	100%	1.0000	$3,700

Land Computations

Calculated Acreage	0.10
Actual Frontage	44
Developer Discount	☐
Parcel Acreage	0.10
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	0.10
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	$3,700
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$3,700**

Data Source External Only **Collector** 09/26/2019 ts **Appraiser** 10/22/2019 cr

General Information

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

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

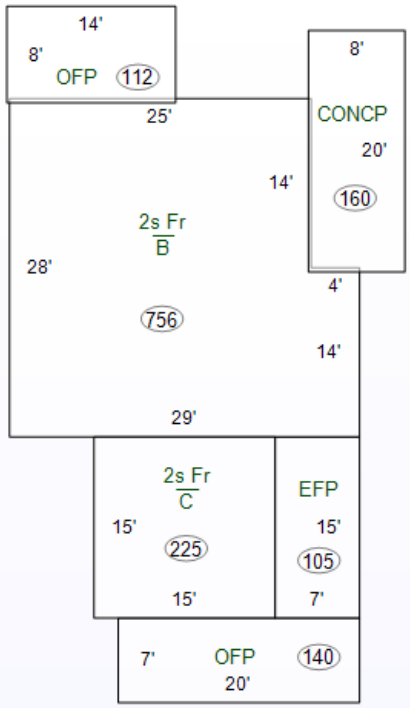
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	140	$6,400
Porch, Enclosed Frame	105	$7,200
Patio, Concrete	160	$900
Porch, Open Frame	112	$4,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	981	981	$79,000	
2	1Fr	981	981	$39,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		756	0	$22,800	
Crawl		225	0	$3,200	
Slab					
			Total Base		$144,200
Adjustments			**1 Row Type Adj. x 1.00**		$144,200
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		$147,400
			Sub-Total, 1 Units		
Exterior Features (+)				$19,400	$166,800
Garages (+) 0 sqft				$0	$166,800
			Quality and Design Factor (Grade)		0.90
			Location Multiplier		0.87
			Replacement Cost		$130,604

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Wood Frame	D+2	1886	1886	137	A		0.87		2,718 sqft	$130,604	50%	$65,300	0%	100%	0.860	1.0000	$56,200

Total all pages $56,200 **Total this page** $56,200