

89-18-05-420-548.000-030

CMCZ PROPERTIES LLC

536 S 6TH ST

500, Vacant - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number
89-18-05-420-548.000-030

Local Parcel Number
50-05-420-548.000-29

Tax ID:
029-15082-00

Routing Number

Ownership

CMCZ PROPERTIES LLC
3525 WOODS DR
RICHMOND, IN 47374

Legal

39 3/4 FT S S LOT 2 C S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/02/2024	CMCZ PROPERTIES	2024003008	CM	/	\$2,300	I
03/28/2024	BOARD OF COMMISS	2024002086	TS	/		I
11/04/2021	OLAYODE, ADEAGBO	2021010927	QC	/		I
05/14/2021	MORRISON, TAYLOR	2021004902	CM	/	\$2,000	I
05/10/2021	BOARD OF COMMISS	2021004676	TS	/		I
01/01/1900	GASTON, FREDA		CO	/		I

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

5/12/2021 Misc: 2021 CORRECTION: PROCESSED FOR THE BOARD OF COMMISSIONERS 05-12-2021

10/8/2019 Misc: 2020 GENERAL REVAL

Property Class 500
Vacant - 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 296356-029
WAYNE-296356 (029)

Section/Plat
5005420

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

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	BOC SALE
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	05/12/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Other (external)
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$3,200	Land	\$3,200	\$2,800	\$2,400	\$2,400	\$100
\$3,200	Land Res (1)	\$3,200	\$2,800	\$2,400	\$2,400	\$100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$16,000	\$16,000	\$400
\$0	Imp Res (1)	\$0	\$0	\$16,000	\$16,000	\$400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$3,200	Total	\$3,200	\$2,800	\$18,400	\$18,400	\$500
\$3,200	Total Res (1)	\$3,200	\$2,800	\$18,400	\$18,400	\$500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Zoning	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
	F	F		40	40x94	0.80	\$101	\$81	\$3,240	0%	1.0000	100.00	0.00	0.00	\$3,240

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities All

Streets or Roads Paved

Neighborhood Life Cycle Stage Static

Land Computations

Calculated Acreage	0.09
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$3,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,200

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Review Group 2028

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

