

89-18-05-430-207.000-030

824SIX374 TRUST

824 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information	
Parcel Number	89-18-05-430-207.000-030
Local Parcel Number	50-05-430-207.000-29
Tax ID:	029-03391-00
Routing Number	

Ownership	
824SIX374 TRUST C/O EQUITY & HELP INC AS TRUSTE PO BOX 360 CLEARWATER, FL 33755	
Legal	
SUB DIV PT 12 P & H S 1/2 LOT 3 H H GEER	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
11/12/2019	824SIX374 TRUST	2019008852	QC	/	\$15,120	I	
05/25/2018	KINGDOM FIRST PR	2018004037	QC	/	\$12,600	I	
03/09/2018	KINGDOM FIRST PR	2018001801	QC	/	\$12,600	I	
05/05/2017	HONRADEZ INVEST	2017003594	QC	/	\$6,000	I	
01/25/2017	DEUTSCHE BANK NA	2017000618	SH	/		I	
01/25/2017	DEUTSCHE BANK NA	2017000618	SH	/	\$17,000	I	

Notes	
9/21/2023	Misc: 2024 GENERAL REVALUATION
10/23/2019	Misc: 2020 GENERAL REVAL

Property Class 510 RENTAL
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	5005430
Location Address (1)	824 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	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$5,200	Land	\$5,200	\$4,500	\$3,900	\$3,900	\$3,900
\$5,200	Land Res (1)	\$5,200	\$4,500	\$3,900	\$3,900	\$3,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$42,700	Improvement	\$42,700	\$36,600	\$32,100	\$31,300	\$28,400
\$42,700	Imp Res (1)	\$42,700	\$36,600	\$32,100	\$31,300	\$28,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$47,900	Total	\$47,900	\$41,100	\$36,000	\$35,200	\$32,300
\$47,900	Total Res (1)	\$47,900	\$41,100	\$36,000	\$35,200	\$32,300
\$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		42	42x115	0.88	\$141	\$124	\$5,208	0%	1.0000	100.00	0.00	0.00	\$5,210

Subdivision	
Lot	
Market Model	
N/A	

Characteristics	
Topography	Flood Hazard
High	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>
Neighborhood Life Cycle Stage	
Static	

Land Computations	
Calculated Acreage	0.11
Actual Frontage	42
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$5,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$5,200

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/21/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1840 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	156	\$1,200
Porch, Open Frame	66	\$5,300
Porch, Enclosed Frame	112	\$9,400
Porch, Open Frame	32	\$3,400

Plumbing

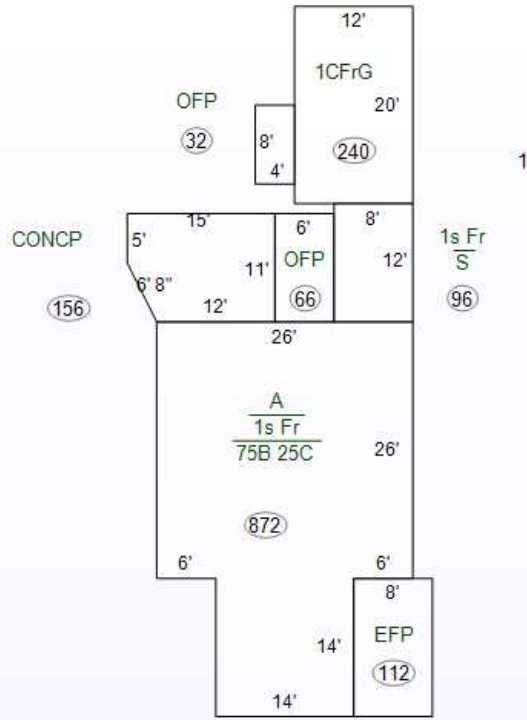
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	968	968	\$103,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	872	872	\$20,700	
Bsmt	654	0	\$27,600	
Crawl	218	0	\$4,000	
Slab	96	0	\$0	
Total Base			\$155,500	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
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		\$155,500

Sub-Total, 1 Units

Exterior Features (+)	\$19,300	\$174,800
Garages (+) 240 sqft	\$12,800	\$187,600
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$135,541

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	Wood Fr	D+1	1900	1900	125	F			0.85		2,494 sqft	\$135,541	65%	\$47,440	0%	100%	0.900	1.000	100.00	0.00	0.00	\$42,700