

89-18-08-230-727.000-030

ROMAN RENTAL LLC

1608 S 6TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information	
<b>Parcel Number</b>	89-18-08-230-727.000-030
<b>Local Parcel Number</b>	50-08-230-727.000-29
<b>Tax ID:</b>	029-00008-00
<b>Routing Number</b>	

Ownership	
ROMAN RENTAL LLC	579 TEST RD RICHMOND, IN 47374

Legal	
LOTS 501 & 502 BEALL	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
10/20/2011	ROMAN RENTAL LLC	2011007627	WD	/	\$10,250	I	
09/07/2011	HABITAT FOR HUMA	2011006435	WD	/	\$0	I	
10/21/2009	FREDERICK H. ABBO		CO	/	\$0	I	
10/21/2009	ABBOTT, FREDERIC	2009009996	EX	/	\$0	I	
01/01/1900	ABBOTT, FREDERIC	2009009996	EX	/		I	

Notes	
8/8/2023	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	
<b>County</b>	WAYNE
<b>Township</b>	WAYNE TOWNSHIP
<b>District 030 (Local 029)</b>	RICHMOND CITY -WAYNE TWP
<b>School Corp 8385</b>	RICHMOND COMMUNITY
<b>Neighborhood 295379-029</b>	WAYNE-295379 (029)
<b>Section/Plat</b>	5008230
<b>Location Address (1)</b>	1608 S 6TH ST RICHMOND, IN 47374

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2025	2025	2024	2023	2023	2022	
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
03/27/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$9,800</b>	<b>Land</b>	<b>\$9,800</b>	<b>\$8,300</b>	<b>\$7,300</b>	<b>\$7,300</b>	<b>\$7,300</b>
\$9,800	Land Res (1)	\$9,800	\$8,300	\$7,300	\$7,300	\$7,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$30,300</b>	<b>Improvement</b>	<b>\$30,300</b>	<b>\$15,300</b>	<b>\$15,300</b>	<b>\$15,300</b>	<b>\$15,300</b>
\$30,300	Imp Res (1)	\$30,300	\$15,300	\$15,300	\$15,300	\$15,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$40,100</b>	<b>Total</b>	<b>\$40,100</b>	<b>\$23,600</b>	<b>\$22,600</b>	<b>\$22,600</b>	<b>\$22,600</b>
\$40,100	Total Res (1)	\$40,100	\$23,600	\$22,600	\$22,600	\$22,600
\$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')														
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		82	82x130	0.94	\$141	\$133	\$10,906	-10%	1.0000	100.00	0.00	0.00	\$9,820

<b>Zoning</b>	
<b>Subdivision</b>	
<b>Lot</b>	
<b>Market Model</b>	N/A

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

Land Computations	
Calculated Acreage	0.24
Actual Frontage	82
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$9,800
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$9,800</b>

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 06/21/2023 js

Appraiser 08/08/2023 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	910 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Stoop, Masonry	60	\$2,300
Stoop, Masonry	32	\$1,800

**Plumbing**

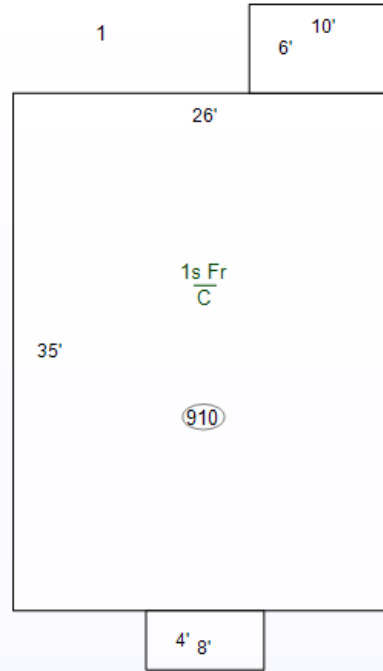
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	910	910	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	910	0	\$7,200	
Slab				

<b>Total Base</b>	\$104,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
	\$104,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:910 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$108,500
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<b>Sub-Total, 1 Units</b>	
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Exterior Features (+)	\$4,100	\$112,600
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Garages (+) 0 sqft	\$0	\$112,600
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Quality and Design Factor (Grade)	0.80
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Location Multiplier	0.85
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<b>Replacement Cost</b>	\$76,568
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**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	1	Wood Fr	D	1940	1940	85 A		0.85		910 sqft	\$76,568	50%	\$38,280	32%	100%	0.900	1.000	100.00	0.00	0.00	\$23,400
2: Detached Garage/Boat H	1	Wood Fr	D	1960	1960	65 A	\$46.21	0.85	\$31.42	21'x22'	\$14,517	47%	\$7,690	0%	100%	0.900	1.000	100.00	0.00	0.00	\$6,900