

89-18-08-240-625.000-030

PENLAND, JEFFREY ALAN & JU

1606 S 7TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-08-240-625.000-030
Local Parcel Number 50-08-240-625.000-29

Tax ID: 029-50022-00

Routing Number

Property Class 510 RENTAL
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 5008240
Location Address (1) 1606 S 7TH ST RICHMOND, IN 47374

Ownership

PENLAND, JEFFREY ALAN & JULIE A
1606 S 7TH ST
RICHMOND, IN 47374

Legal

LOT 273 BEALLVIEW 10 FT N SIDE LOT 274 BEALLVIEW

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/31/2024 and 01/01/1900.

Notes

7/21/2023 Misc: 2024 GENERAL REVALUATION
10/15/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2022-2025.

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

Table with 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025
Review Group 2028

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 768 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
Porch, Open Frame	112	\$6,300
Wood Deck	60	\$1,700

Plumbing

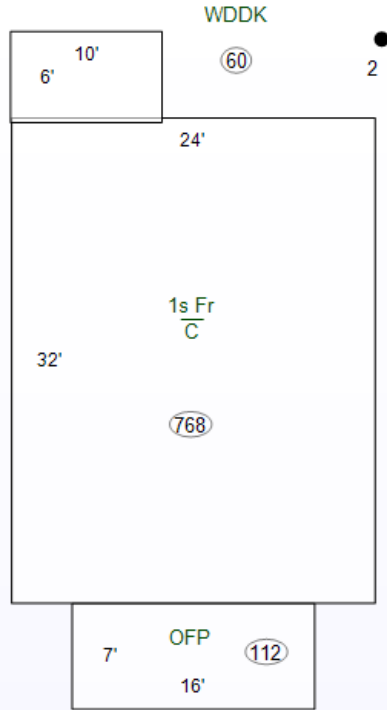
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	768	768	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	768	0	\$6,700	
Slab				

Total Base \$93,200
Adjustments 1 Row Type Adj. x 1.00 \$93,200

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

Sub-Total, One Unit \$93,200

Sub-Total, 1 Units

Exterior Features (+)	\$8,000	\$101,200
Garages (+) 0 sqft	\$0	\$101,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$73,117

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+1	1930	1930	95 A		0.85		768 sqft	\$73,117	50%	\$36,560	0%	100%	0.900	1.000	100.00	0.00	0.00	\$32,900
2: Utility Shed	1	SV	D	2000	2000	25 A		0.85		10'x12'		55%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0