

89-18-09-110-118.000-030

SMITH, HEATHER S

1206 S M ST

510, 1 Family Dwell - Platted Lot

WAYNE-295433 (029)/2954

1/2

General Information

Parcel Number 89-18-09-110-118.000-030
Local Parcel Number 50-09-110-118.000-29

Tax ID: 029-99742-00

Routing Number

Property Class 510
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 295433-029 WAYNE-295433 (029)
Section/Plat 5009110
Location Address (1) 1206 S M ST RICHMOND, IN 47374

Ownership

SMITH, HEATHER S
1206 S M ST
RICHMOND, IN 47374

Legal

LOT 62 M P

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 08/03/2021 to 01/01/1900.

Notes

10/20/2022 Misc: 2023 GENERAL REVALUATION
10/28/2019 Misc: 2020: CHANGE OFF TO WDDK 10-2-19



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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Row shows F, F, 40, 40x120, 0.96, \$175, \$168, \$6,720, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,720.

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 2027

Data Source External Only

Collector 09/20/2022 jh

Appraiser 10/20/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, 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 (\$6,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1204 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 Masonry	160	\$8,800
Wood Deck	120	\$3,300

Plumbing

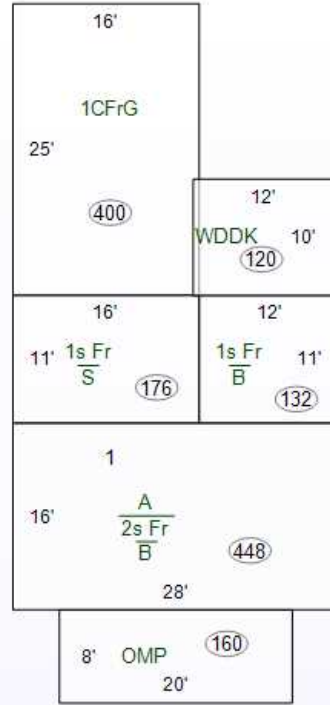
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	756	756	\$84,500	
2	1Fr	448	448	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic		448	0	\$5,800	
Bsmt		580	0	\$26,000	
Crawl					
Slab		176	0	\$0	

Total Base \$148,600
Adjustments 1 Row Type Adj. x 1.00 \$148,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$150,200

Sub-Total, 1 Units

Exterior Features (+)	\$12,100	\$162,300
Garages (+) 400 sqft	\$17,600	\$179,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$137,624

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	2	Wood Fr	D+2	1920	1920	105	G			0.85		2,232 sqft	\$137,624	45%	\$75,690	0%	100%	1.000	1.000	100.00	0.00	0.00	\$75,700