

89-10-27-320-206.000-005

ECKER, RANDY & CHERYL J

1694 SW 39TH ST

510, 1 Family Dwell - Platted Lot

CENTER-944028 (004)/9440

1/2

General Information

Parcel Number 89-10-27-320-206.000-005
Local Parcel Number 31-27-320-206.000-04

Tax ID: 004-00117-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004)
CENTER TOWNSHIP - SANITARY

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 944028-004
CENTER-944028 (004)

Section/Plat 3127320

Location Address (1)
1694 SW 39TH ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

ECKER, RANDY & CHERYL J
1694 SW 39TH ST
RICHMOND, IN 47374

Legal

LOT 24 SKYLINE TERRACE SUB



Transfer of Ownership

Date 01/01/1900 Owner ECKER, RANDY & CH Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/9/2022 Misc: 2023 GENERAL REVAL
11/4/2021 Misc: 2022 PERMIT #210119 ADD
14X18 EFP AND 16X16 CONCP PER F/C 10-20-21

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

Data Source External Only

Collector 08/23/2022 rc

Appraiser 11/09/2022 Nexus

Total Value \$24,200

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1812 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Patio, Concrete	240	\$1,900
Canopy, Roof Extension	72	\$1,300
Stoop, Masonry	72	\$2,700
Porch, Enclosed Frame	252	\$16,000
Patio, Concrete	256	\$1,900

Plumbing

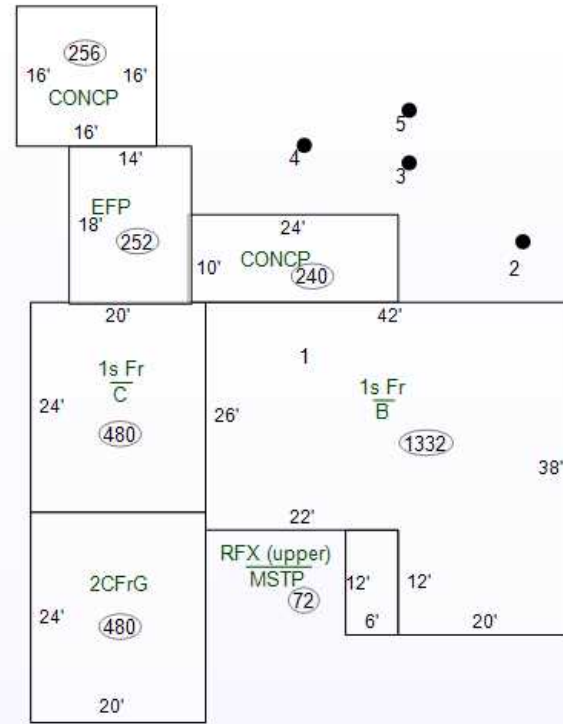
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
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	1812	1812	\$154,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1332	0	\$41,900	
Crawl	480	0	\$5,600	
Slab				

Total Base \$201,800

Adjustments 1 Row Type Adj. x 1.00 \$201,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1812	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$208,800

Sub-Total, 1 Units

Exterior Features (+)	\$23,800	\$232,600
Garages (+) 480 sqft	\$20,100	\$252,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$225,535

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	C+1	1958	1970	55	A		0.85		3,144 sqft	\$225,535	40%	\$135,320	0%	100%	1.230	1.000	100.00	0.00	0.00	\$166,400
2: Patio (free standing)	1		C	1986	1986	39	A		0.85		12'x26'	\$1,870	28%	\$1,350	0%	100%	1.230	1.000	100.00	0.00	0.00	\$1,700
3: Pool, Above Ground (circu	1	SV	C	1990	1990	35	A		0.85		24' Circ		85%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	2010	2010	15	A		0.85		8'x12'		45%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
5: Wood Deck W/ POOL	1	SV	D	2020	2020	5	A		0.85		150 sqft		7%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0