

89-16-31-410-412.000-030

MJLC PROPERTIES LLC

1008 NW D ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number
89-16-31-410-412.000-030

Local Parcel Number
46-31-410-412.000-29

Tax ID:
029-35199-00

Routing Number
4631410-044

Ownership

MJLC PROPERTIES LLC
123 W FRANKLIN ST STE 302
WINCHESTER, IN 47394

Legal

LOT 9 C H S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/31/2017	MJLC PROPERTIES L	2017006161	SW	/	\$13,500	I
01/09/2017	BANK OF NEW YORK	2017000181	SH	/	\$23,375	I
01/09/2017	BANK OF NEW YORK	2017000181	SH	/		I
12/20/2013	HATFIELD, DENNIS	2013011034	QC	/	\$0	I
01/01/1900	HATFIELD, DENNIS &	2013011034	QC	/		I

Notes

10/14/2021 Misc: 2022 GENERAL REVALUATION

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 294241-029
WAYNE-294241 (029)

Section/Plat
4631410

Location Address (1)
1008 NW D 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"/>
\$7,600	Land	\$7,600	\$6,500	\$5,600	\$5,600	\$5,600
\$7,600	Land Res (1)	\$7,600	\$6,500	\$5,600	\$5,600	\$5,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$58,000	Improvement	\$58,000	\$49,600	\$43,500	\$44,000	\$41,600
\$58,000	Imp Res (1)	\$58,000	\$49,600	\$43,500	\$44,000	\$39,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$2,500
\$65,600	Total	\$65,600	\$56,100	\$49,100	\$49,600	\$47,200
\$65,600	Total Res (1)	\$65,600	\$56,100	\$49,100	\$49,600	\$44,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$2,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Zoning

Subdivision

Lot

Market Model
N/A

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		40	40x122	1.01	\$188	\$190	\$7,600	0%	1.0000	100.00	0.00	0.00	\$7,600

Land Computations

Calculated Acreage	0.11
Actual Frontage	40
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	\$7,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$7,600

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 08/12/2021 rc

Appraiser 10/14/2021 df

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	840 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
Porch, Open Frame	48	\$4,300
Patio, Concrete	140	\$1,200

Plumbing

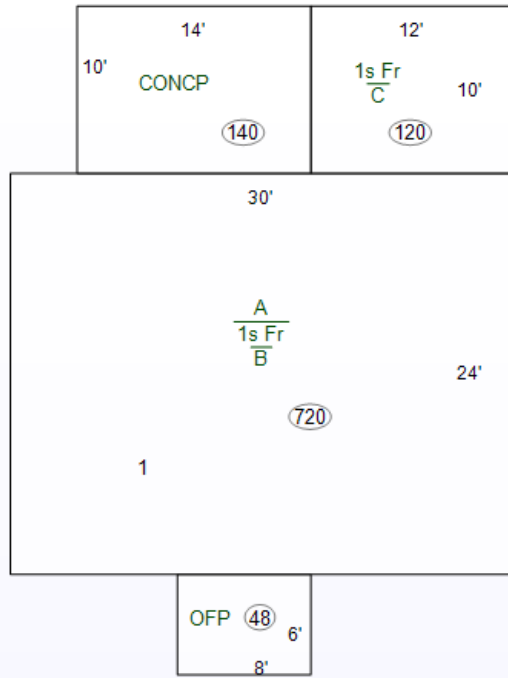
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	840	840	\$92,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	720	0	\$7,200	
Bsmt	720	0	\$29,100	
Crawl	120	0	\$3,400	
Slab				

Total Base \$132,400

Adjustments 1 Row Type Adj. x 1.00 \$132,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:840	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$137,400

Sub-Total, 1 Units

Exterior Features (+)	\$5,500	\$142,900
Garages (+) 0 sqft	\$0	\$142,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$103,245

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	1945	1960	65	A			0.85		2,280 sqft	\$103,245	47%	\$54,720	0%	100%	1.060	1.000	100.00	0.00	0.00	\$58,000