

89-16-31-410-516.000-030

COLAJ, RENEE A

1039 NW D ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-31-410-516.000-030
Local Parcel Number 46-31-410-516.000-29

Tax ID: 029-18510-00

Routing Number 4631410-052

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 294241-029
WAYNE-294241 (029)

Section/Plat 4631410

Location Address (1)
1039 NW D ST
RICHMOND, IN 47374

Zoning

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 2030

Ownership

COLAJ, RENEE A
1039 NW D ST
RICHMOND, IN 47374

Legal

4.17 FT W S OF S E LOT 17 CH SELLS REPLAT
59.58 FT OFF ENTIRE W S LOT 17 C H SELLS
REPLAT



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

10/14/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Table listing 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 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 1440 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
Stoop, Masonry	60	\$2,300
Stoop, Masonry	35	\$1,800

Plumbing

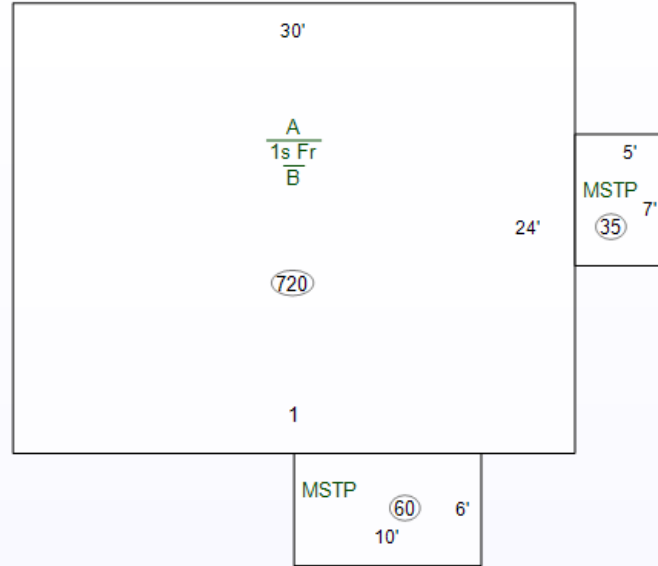
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	720	720	\$82,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		720	720	\$18,400	
Bsmt		720	0	\$29,100	
Crawl					
Slab					

Total Base \$130,000

Adjustments 1 Row Type Adj. x 1.00 \$130,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:360	\$5,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:720 A:360	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$140,000

Sub-Total, 1 Units

Exterior Features (+)	\$4,100	\$144,100
Garages (+) 0 sqft	\$0	\$144,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$110,237

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+2	1945	1950	75	G			0.85		2,160 sqft	\$110,237	45%	\$60,630	0%	100%	1.060	1.000	100.00	0.00	0.00	\$64,300