

89-16-32-110-418.000-030

ZHAO, TERENCE & ALLAN TAN

466 NW J ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH RE 1/2

General Information

Parcel Number
89-16-32-110-418.000-030

Local Parcel Number
46-32-110-418.000-29

Tax ID:
029-46161-00

Routing Number
4632110-130

Ownership

ZHAO, TERENCE & ALLAN TANG JT
525 N VIA VAL VERDE
MONTEBELLO, CA 90640

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/24/2021	ZHAO, TERENCE & A	2021005216	SW	/	\$42,000	I
05/24/2021	SHOEMAKER PROPE	2021005214	QC	/	\$60,000	I
10/04/2019	CONNIFF, CHERYL L	2019007923	CT	/		I
01/01/1900	CONNIFF, CHERYL L		CO	/		I

Notes

12/7/2021 Misc: 2022 GENERAL REVALUATION

Legal

50 X 139.2 FT SW COR LOT 8 P & L & 29.3 X 139.2 FT VAC ST ON SOUTH SIDE EXC 0.088A

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 295244 NORTH RE
WAYNE-295244 NORTH RENTAL (

Section/Plat
4632110

Location Address (1)
466 NW J 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"/>
\$17,300	Land	\$17,300	\$14,700	\$12,900	\$12,900	\$12,900
\$17,300	Land Res (1)	\$17,300	\$14,700	\$12,900	\$12,900	\$12,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$33,600	Improvement	\$33,600	\$29,100	\$25,500	\$25,400	\$24,400
\$33,600	Imp Res (1)	\$33,600	\$29,100	\$25,500	\$25,400	\$24,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$400
\$50,900	Total	\$50,900	\$43,800	\$38,400	\$38,300	\$37,300
\$50,900	Total Res (1)	\$50,900	\$43,800	\$38,400	\$38,300	\$36,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$400

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

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		79	79x122	1.01	\$228	\$230	\$18,170	-5%	1.0000	100.00	0.00	0.00	\$17,260

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.22
Actual Frontage	79
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
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	0.22
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	\$17,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,300

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 11/03/2021 rc

Appraiser 12/07/2021 df

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	977 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	112	\$6,300

Plumbing

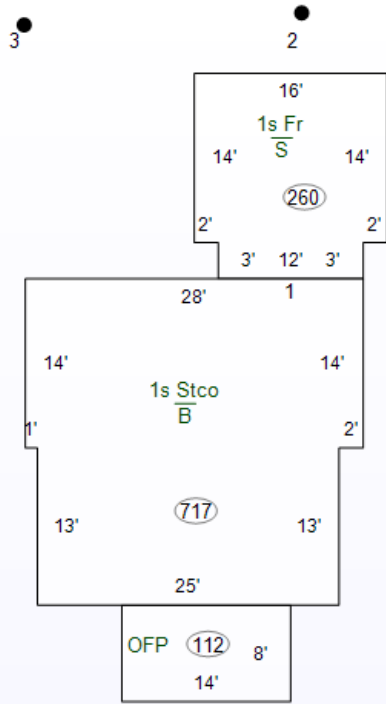
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	2	977	977	\$103,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		717	0	\$29,100	
Crawl					
Slab		260	0	\$0	
				Total Base	\$132,300

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$132,300
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	2:325 \$4,000
Loft (+)	\$0
Fireplace (+)	MS:2 MO:3 \$12,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$148,800

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$155,100
Garages (+) 0 sqft	\$0	\$155,100
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$79,101

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	Stucco	E+2	1900	1900	125 A		0.85		1,694 sqft	\$79,101	50%	\$39,550	0%	100%	0.760	1.000	100.00	0.00	0.00	\$30,100
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 A	\$67.14	0.85	\$45.66	10'x20'	\$9,131	50%	\$4,570	0%	100%	0.760	1.000	100.00	0.00	0.00	\$3,500
3: Utility Shed	1	SV	D	1999	1999	26 A		0.85		8'x10'		55%		0%	100%	0.760	1.000	100.00	0.00	0.00	\$0