

89-16-32-120-238.000-030

1234 CROSSHALL STREET LAN

1234 CROSSHALL ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH RE 1/2

General Information

Parcel Number 89-16-32-120-238.000-030

Local Parcel Number 46-32-120-238.000-29

Tax ID: 029-40335-00

Routing Number 4632120-158

Property Class 510 RENTAL 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 295244 NORTH RE WAYNE-295244 NORTH RENTAL (

Section/Plat 4632120

Location Address (1) 1234 CROSSHALL 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

1234 CROSSHALL STREET LAND TR 5424 MC FARLAND RD INDIANAPOLIS, IN 46227

Legal

LOT 19 J F CRONIN (CONTRACT: JANET YVONNE STAN 6-22-21 2021006302)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 06/22/2021 to 01/01/1900.

Notes

12/6/2021 Misc: 2022: GENERAL REVALUATION



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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 data for F F 39 39x125 1.02 \$228 \$233 \$9,087 0% 1.0000 100.00 0.00 0.00 \$9,090.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.11), Actual Frontage (39), 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 (\$9,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,100).

Data Source Aerial

Collector 10/19/2021 rc

Appraiser 12/06/2021 en

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 852 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 Frame	162	\$8,300
Patio, Concrete	312	\$2,200
Canopy, Shed Type	312	\$2,200

**Plumbing**

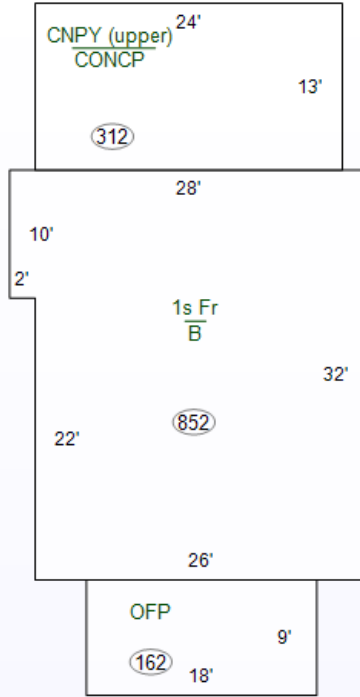
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	852	852	\$92,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	852	0	\$31,600	
Crawl				
Slab				

	Total Base	Value
	\$124,300	
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$124,300</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$124,300</b>
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$12,700	\$137,000
Garages (+) 0 sqft	\$0	\$137,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$98,983</b>

**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	1925	1925	100	F		0.85			1,704 sqft	\$98,983	65%	\$34,640	0%	100%	0.760	1.000	100.00	0.00	0.00	\$26,300