

89-16-32-120-601.000-030

ROSS, CHRISTOPHER J

201 NW J ST

520, 2 Family Dwell - Platted Lot

WAYNE-295244 NORTH RE 1/2

General Information

Parcel Number 89-16-32-120-601.000-030
Local Parcel Number 46-32-120-601.000-29

Tax ID: 029-55014-00

Routing Number 4632120-017

Property Class 520 RENTAL
2 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)
201 NW J 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 2030

Ownership

ROSS, CHRISTOPHER J
201 NW J ST APT 2
RICHMOND, IN 47374

Legal

LOT 2 A P G; LOT 4 A P G



Transfer of Ownership

Date 01/01/1900 Owner ROSS, CHRISTOPHE Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/2/2021 Misc: 2022 GENERAL REVALUATION
7/31/2020 Misc: 2021: COMBINE WITH PARCEL# 029-55014-00 PER A/C# 7878

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 15 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

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value.

Data Source Permit

Collector 11/02/2021 rc

Appraiser 12/02/2021 df

**General Information**

**Occupancy** Duplex  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 3198 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	388	\$6,700
Wood Deck	200	\$4,600

**Plumbing**

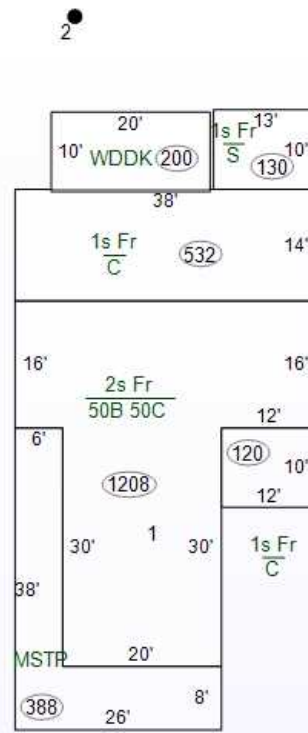
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	2	2
<b>Add Fixtures</b>	1	1
<b>Total</b>	7	11

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1990	1990	\$166,600	
2	1Fr	1208	1208	\$58,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		604	0	\$26,600	
Crawl		1256	0	\$8,600	
Slab		130	0	\$0	
<b>Total Base</b>				\$260,400	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$260,400
Unfin Int (-)	\$0
Ex Liv Units (+)	C:1 \$8,800
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	11 - 10 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	\$270,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,300	\$281,300
Garages (+) 0 sqft	\$0	\$281,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$203,239

**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	2	Wood Fr	D+1	1900	1900	125 F		0.85		3,802 sqft	\$203,239	65%	\$71,130	0%	100%	0.760	1.000	100.00	0.00	0.00	\$54,100
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 A	\$42.58	0.85	\$28.95	22'x24'	\$15,288	50%	\$7,640	0%	100%	0.760	1.000	100.00	0.00	0.00	\$5,800