

89-16-32-120-801.000-030

KT PROPERTY GROUP LLC

43 NW J ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-32-120-801.000-030
Local Parcel Number 46-32-120-801.000-29

Tax ID: 029-25109-00

Routing Number 4632120-193

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 N-029 WAYNE-295244 NORTH (029)

Section/Plat 4632120

Location Address (1) 43 NW J 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

KT PROPERTY GROUP LLC
801 N A ST
RICHMOND, IN 47374

Legal

E 1/2 LOT 2 A HARSH LOT 1 A HARSH



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/24/2023 KT PROPERTY GRO and 01/01/1900 GRUETZMACHER, BI.

Notes

10/3/2023 Misc: 2023: INFORMAL, 12 MONTH REHAB, 9/29/2023
6/20/2023 Appeal: 2023: INFORMAL REVIEW
12/2/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2023 and 2024.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.26), Actual Frontage (61), Developer Discount, Parcel Acreage (0.26), 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 (0.26), 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 (\$16,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,500).

Data Source Aerial

Collector 11/02/2021 rc

Appraiser 12/02/2021 df

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1043 sqft
Make	

Floor Finish

<input checked="" 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
Stoop, Masonry	24	\$1,800
Porch, Open Frame	24	\$3,400

Plumbing

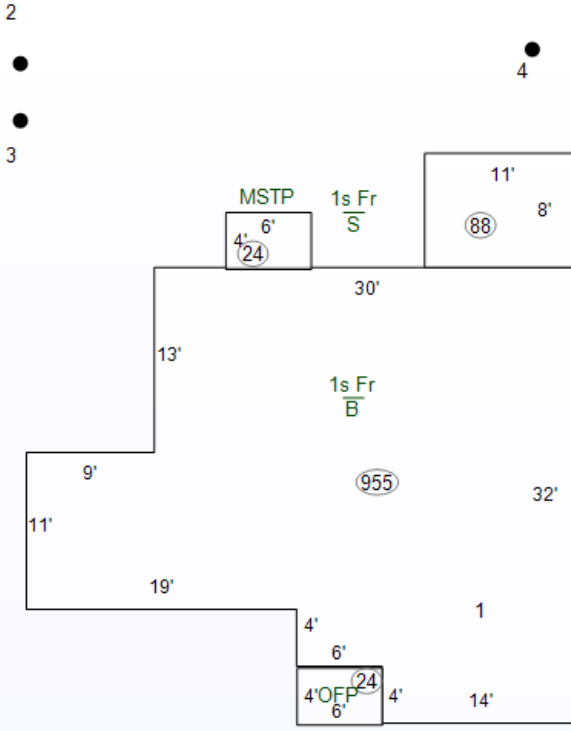
#	TF
Full Bath	1 3
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	5 8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1043	1043	\$108,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	955	0	\$33,600	
Crawl				
Slab	88	0	\$0	
Total Base			\$142,000	

Adjustments

1 Row Type Adj. x 1.00	\$142,000
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1043 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$148,200
Sub-Total, 1 Units	
Exterior Features (+)	\$5,200 \$153,400
Garages (+) 0 sqft	\$0 \$153,400
Quality and Design Factor (Grade)	0.80
Location Multiplier	0.85
Replacement Cost	\$104,312

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	Wood Fr	D	1955	1955	70 A		0.85		1,998 sqft	\$104,312	47%	\$55,290	0%	100%	0.880	1.000	100.00	0.00	0.00	\$48,700
2: Car Shed	1	SV	D	1970	1970	55 F		0.85		13'x20'	\$0	70%	\$0	0%	100%	0.880	1.000	100.00	0.00	0.00	\$100
3: Detached Garage/Boat H	1	Concrete	D	1955	1955	70 F	\$48.36	0.85	\$32.88	20'x20'	\$13,154	60%	\$5,260	0%	100%	0.880	1.000	100.00	0.00	0.00	\$4,600
4: Utility Shed	1	SV	D	1999	1999	26 F		0.85		8'x12'		60%		0%	100%	0.880	1.000	100.00	0.00	0.00	\$0