

89-16-33-330-718.000-030

JM BAK INVESTMENTS INC

N 12TH ST

500, Vacant - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-330-718.000-030

Local Parcel Number 46-33-330-718.000-29

Tax ID: 029-30202-00

Routing Number

Property Class 500 Vacant - 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 295272-029 WAYNE-295272 (029)

Section/Plat 4633330

Location Address (1) N 12TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

JM BAK INVESTMENTS INC 4672 SMOKER RD CENTERVILLE, IN 47330

Legal

LOT 294 E S 47 X 110 FT W END *TIF*

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/10/2020 to 01/01/1900.

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION
8/25/2020 Misc: 2021 GENERAL REVALUATION
2/21/2020 Misc: 2020: CHANGE LAND TO CAP 3 PER CAP ALLOCATION REPORT
6/8/2016 : 2017 GENERAL REVAL PHASE 3



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 2023-2025.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.12), Actual Frontage (47), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$0), CAP 2 Value (\$4,300), CAP 3 Value (\$0), Total Value (\$4,300).

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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 F, F, 47, 47x110, 0.85, \$134, \$114, \$5,358, -20%, 1.0000, 0.00, 100.00, 0.00, \$4,290.

Data Source Estimated

Collector 03/05/2020 ts

Appraiser 08/25/2020 ts

