

89-17-01-240-413.000-030

JEFFERS, CHERYL L

1932 SW D ST

510, 1 Family Dwell - Platted Lot

WAYNE-295314 (029)/2953

1/2

General Information

Parcel Number 89-17-01-240-413.000-030
Local Parcel Number 49-01-240-413.000-29

Tax ID: 029-22639-00

Routing Number

Property Class 510
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 295314-029 WAYNE-295314 (029)
Section/Plat 4901240
Location Address (1) 1932 SW D ST RICHMOND, IN 47374

Ownership

JEFFERS, CHERYL L
1932 SW D ST
RICHMOND, IN 47374

Legal

LOT 107 PINE MANOR ESTATES 4TH ADD

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 06/28/2007 and 01/01/1900.

Notes

9/7/2023 Misc: 2024 GENERAL REVAUATION
9/16/2019 Misc: 2020 GENERAL REVAL
9/17/2013 : 2013 INFORMAL REVIEW: REMOVE WDDK PER WAYNE TWP ASSESSOR ON 09-17-13



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Computations

Table with columns: Description, Value. Rows include 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Low Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/28/2023 js

Appraiser 09/07/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1433 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input 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
Patio, Concrete	64	\$600
Canopy, Roof Extension	64	\$1,300

Plumbing

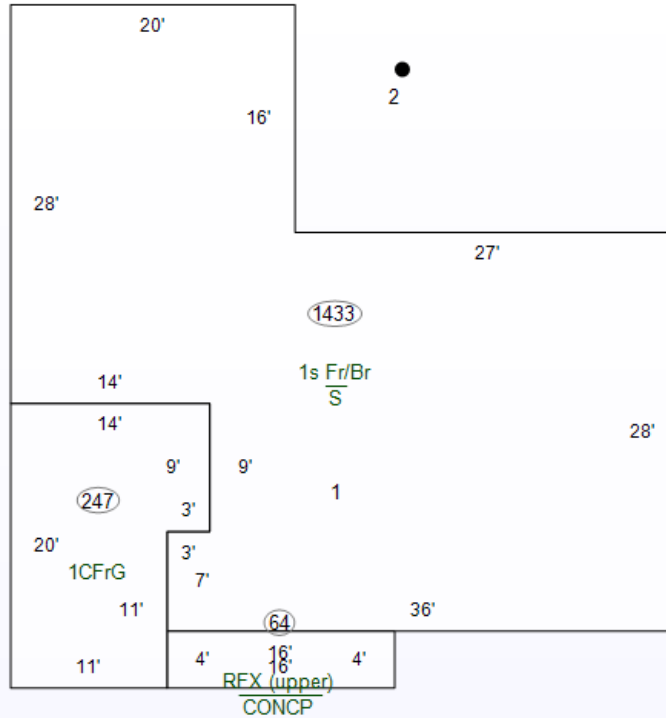
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 93	1433	1433	\$137,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1433	0	\$0	
Total Base			\$137,100	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1433	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$143,300

Sub-Total, 1 Units

Exterior Features (+)	\$1,900	\$145,200
Garages (+) 247 sqft	\$12,800	\$158,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$134,300

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	3/6 Maso	C	1971	1971	54	A		0.85		1,433 sqft	\$134,300	40%	\$80,580	0%	100%	1.070	1.000	100.00	0.00	0.00	\$86,200
2: Utility Shed	1	SV	D	2010	2010	15	A		0.85		12'x18'		45%		0%	100%	1.070	1.000	100.00	0.00	0.00	\$0