

89-17-01-430-402.000-029

WALLER, DENNIS E & TAMARA

2263 WALNUT LN

510, 1 Family Dwell - Platted Lot

WAYNE-164963 (016)/1649

1/2

General Information

Parcel Number 89-17-01-430-402.000-029
Local Parcel Number 49-01-430-402.000-16

Tax ID: 016-00094-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164963-016 WAYNE-164963 (016)
Section/Plat 4901430
Location Address (1) 2263 WALNUT LN RICHMOND, IN 47374

Ownership

WALLER, DENNIS E & TAMARA L
2263 WALNUT LN
RICHMOND, IN 47374

Legal

LOT 2 SALISBURY VILLAGE SUB 6TH ADDN PT
SE SEC 1-13-2 0.389A

Transfer of Ownership

Date 01/01/1900 Owner WALLER, DENNIS E
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

9/5/2023 Misc: 2024 GENERAL REVAL



Res

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). Rows include 2025 and 2024 data for various categories.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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. Row 1: F, F, 65, 124x286, 1.15, \$222, \$255, \$31,620, -47%, 1.0000, 100.00, 0.00, 0.00, \$16,760.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/30/2023 js

Appraiser 09/05/2023 Nexus

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.81), Actual Frontage (65), Developer Discount, Parcel Acreage (0.81), 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 (0.81), 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 (\$16,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,800).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1824 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" 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 checked="" 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
Porch, Enclosed Frame	482	\$25,700
Wood Deck	540	\$9,600
Wood Deck	116	\$3,300

**Plumbing**

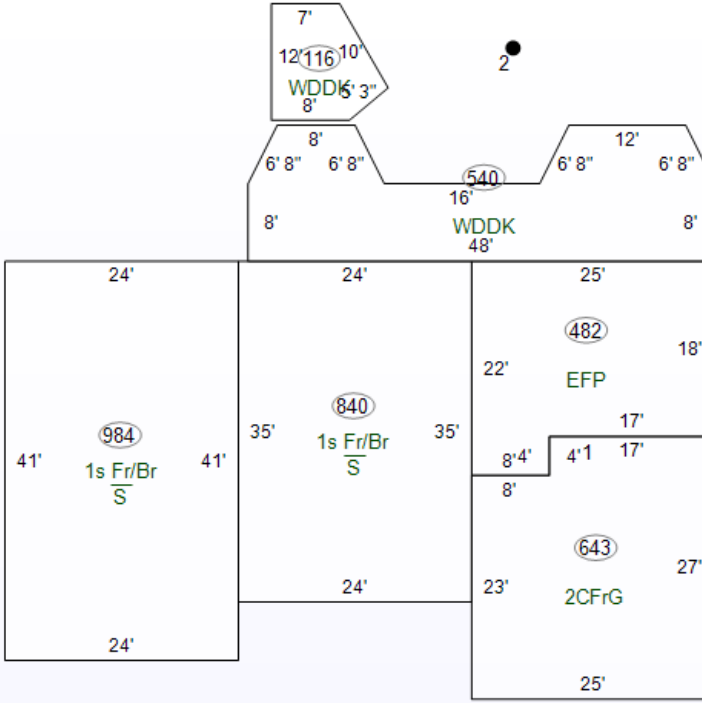
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	93	1824	1824	\$163,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1824	0	\$0	
				<b>Total Base</b>	\$163,600

**Adjustments**

Adjustment	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1824	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$176,100
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$38,600	\$214,700
Garages (+) 643 sqft	\$26,000	\$240,700
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
<b>Replacement Cost</b>		\$235,284

**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	B-1	1978	1978	47	A		0.85		1,824 sqft	\$235,284	30%	\$164,700	0%	100%	1.220	1.000	100.00	0.00	0.00	\$200,900
2: Pool, Above Ground (circu	1	SV	C	2022	2022	3	A		0.85		24' Circ		24%		0%	100%	1.220	1.000	100.00	0.00	0.00	\$0