

89-17-12-120-101.017-029

General Information

Parcel Number
89-17-12-120-101.017-029

Local Parcel Number
49-12-120-101.170-16

Tax ID:
016-00171-17

Routing Number

Ownership

MALIN, DIANA
2682 SW M ST
RICHMOND, IN 47374

Legal
LOT 76 SALISBURY VILLAGE 7TH ADDN

2682 SW M ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/15/2014	MALIN, DIANA	2014006654	WD	/		I
01/21/2014	ORICK, JAMES R	2014000348	WD	/	\$171,500	V
05/29/2007	BUTCHER, JILL P		CO	/		I
01/01/1900	PATLAN, JAMES P &		CO	/		I

WAYNE-164957 (016)/1649

1/2

Notes

9/12/2023 Misc: 2024 GENERAL REVAUATION

10/9/2019 Misc: 2020 GENERAL REVAL

4/2/2014 : 2014: CHANGE GRADE TO C+2 & REMOVE OBSOL PER F/C & WAYNE TWP ASSESSOR ON 04-01-14

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 164957-016
WAYNE-164957 (016)

Section/Plat
4912120

Location Address (1)
2682 SW M ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	10/24/2024	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☒	☐	☐	☐
\$28,000	Land	\$28,000	\$23,700	\$23,700	\$20,800	\$20,800
\$28,000	Land Res (1)	\$28,000	\$23,700	\$23,700	\$20,800	\$20,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$198,600	Improvement	\$198,600	\$171,100	\$171,100	\$153,300	\$155,500
\$198,600	Imp Res (1)	\$198,600	\$171,100	\$171,100	\$153,300	\$155,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$226,600	Total	\$226,600	\$194,800	\$194,800	\$174,100	\$176,300
\$226,600	Total Res (1)	\$226,600	\$194,800	\$194,800	\$174,100	\$176,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		84	84x144	0.99	\$336	\$333	\$27,972	0%	1.0000	100.00	0.00	0.00	\$27,970

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

2028

Data Source

External Only

Collector

08/29/2023

js

Appraiser

09/12/2023

Nexus

Land Computations

Calculated Acreage0.28

Actual Frontage84

Developer Discount☐

Parcel Acreage0.28

81 Legal Drain NV0.00

82 Public Roads NV0.00

83 UT Towers NV0.00

9 Homesite0.00

91/92 Acres0.00

Total Acres Farmland0.28

Farmland Value\$0

Measured Acreage0.00

Avg Farmland Value/Acre0.0

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\$28,000

CAP 2 Value\$0

CAP 3 Value\$0

Total Value\$28,000

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2664 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

2

2

Total

6

10

Accommodations

Bedrooms

5

Living Rooms

1

Dining Rooms

0

Family Rooms

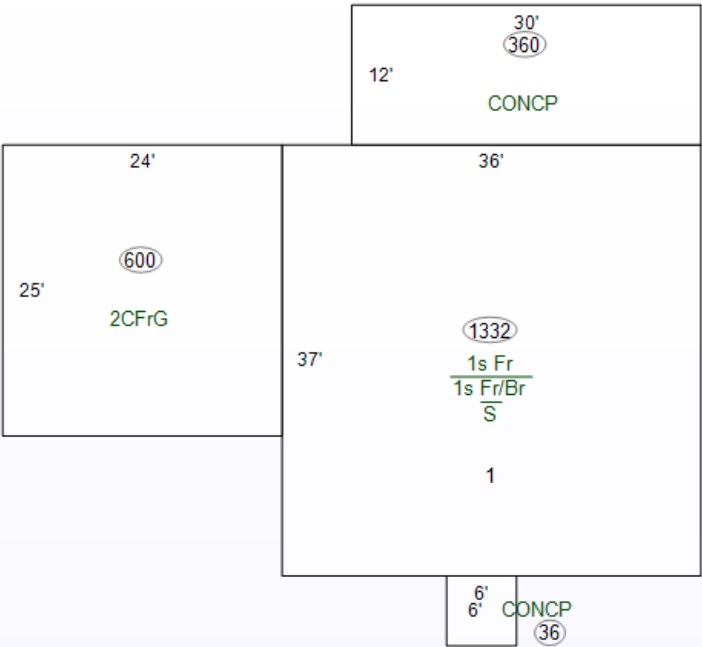
0

Total Rooms

7

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	1332	1332	\$129,700	
2	1Fr	1332	1332	\$63,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1332	0	\$0	
Total Base					\$193,000
Adjustments	1 Row Type Adj. x 1.00				\$193,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1332	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800		\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$201,400
Sub-Total, 1 Units					
Exterior Features (+)				\$2,700	\$204,100
Garages (+) 600 sqft				\$24,700	\$228,800
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.85
Replacement Cost					\$213,928

Description	Area	Value
Patio, Concrete	360	\$2,500
Patio, Concrete	36	\$200

Specialty Plumbing		
Description	Count	Value

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	1/6 Maso	C+2	2004	2004	21	A		0.85		2,664 sqft	\$213,928	22%	\$166,860	0%	100%	1.190	1.000	100.00	0.00	0.00	\$198,600