

89-18-03-330-201.000-030

RESTORATION RENTALS LLC

2301 S J ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-03-330-201.000-030
Local Parcel Number 50-03-330-201.000-29

Tax ID: 029-35233-00

Routing Number 5003330-101

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 294383-029
WAYNE-294383 (029)

Section/Plat 5003330

Location Address (1)
2301 S J ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

RESTORATION RENTALS LLC
2750 HONEYSUCKLE LN
RICHMOND, IN 47374

Legal

LOT 1 COMMONS SOUTHVIEW SUB DIV
(CONTRACT: ANSON SANTILLANES 4-22-19
2019003048)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/22/2019 to 01/01/1900.

Notes

12/5/2022 Misc: 2023 GENERAL REVALUATION
11/7/2019 Misc: 2020- CHANGED SFD COND TO GOOD PER F/C
11/6/2019 Misc: 2020: ADJUST CONCP 11-6-19

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 values for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 (0.33), Actual Frontage (107), Total Acres Farmland (0.33), Total Value (\$29,800).

Data Source External Only

Collector 09/28/2022 bb

Appraiser 12/05/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1360 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Patio, Concrete	48	\$400
Canopy, Roof Extension	48	\$1,000
Patio, Concrete	320	\$2,400
Canopy, Roof Extension	136	\$1,900

Plumbing

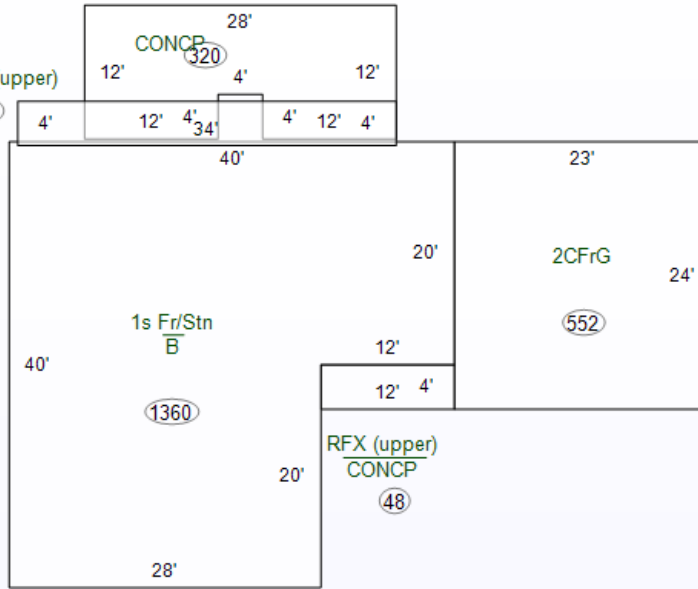
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1 X (upper)
Add Fixtures	0	0 36
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1360	1360	\$128,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1360	0	\$42,400	
Crawl				
Slab				

Total Base \$171,300

Adjustments 1 Row Type Adj. x 1.00 \$171,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:700	\$7,600
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1360	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$185,100

Sub-Total, 1 Units

Exterior Features (+)	\$5,700	\$190,800
Garages (+) 552 sqft	\$21,400	\$212,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$189,389

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1/6 Maso	C+1	1968	1995	30	G			0.85		2,720 sqft	\$189,389	22%	\$147,720	0%	100%	1.240	1.000	100.00	0.00	0.00	\$183,200