

89-18-03-330-222.000-030

CONNER, TERRY JOE & BETH A

2303 S J ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-03-330-222.000-030
Local Parcel Number 50-03-330-222.000-29

Tax ID: 029-55054-00

Routing Number 5003330-100

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)
2303 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

CONNER, TERRY JOE & BETH ANN
2303 S J ST
RICHMOND, IN 47374

Legal

LOT 22 COMMONS SOUTHVIEW SUB DIV



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/03/2018 to 01/01/1900.

Notes

12/6/2022 Misc: 2023 GENERAL REVALUATION
12/17/2021 Misc: 2022: POOL & DECK INSTALLED PER FC 12/15/2021

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 Non-Residential values.

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: 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.

Data Source External Only

Collector 09/28/2022 bb

Appraiser 12/06/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1612 sqft
Make

Floor Finish

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

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	140	\$1,200
Patio, Concrete	140	\$1,200
Porch, Open Frame	126	\$7,500
Stoop, Masonry	133	\$3,500
Stoop, Masonry	35	\$1,800

Plumbing

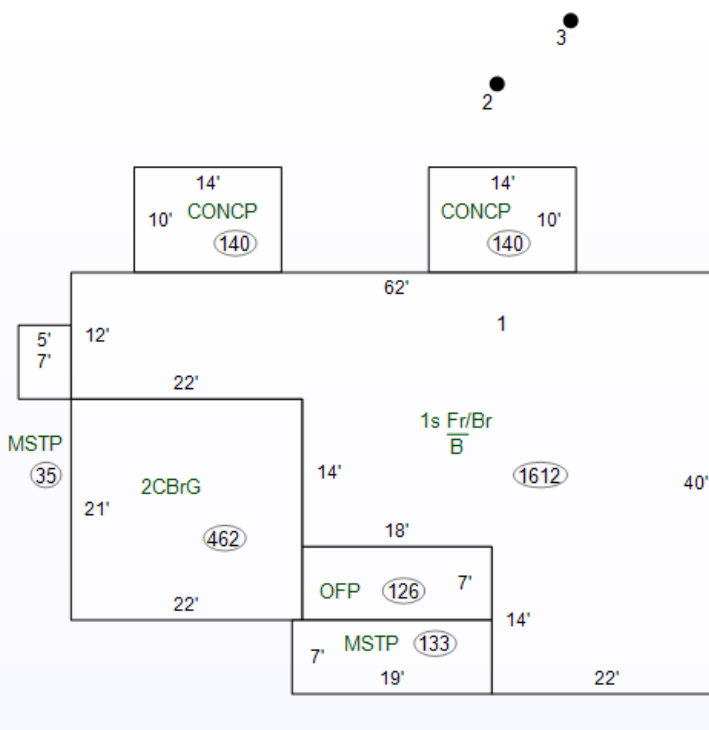
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
MSTP	35	
2CBrG	462	
OFF	126	
MSTP	133	
CONCP	140	
1612	1612	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	95	1612	1612	\$152,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1612	0		\$47,000
Crawl				
Slab				

Total Base \$199,400

Adjustments 1 Row Type Adj. x 1.00 \$199,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1612	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$211,300

Sub-Total, 1 Units

Exterior Features (+)	\$15,200	\$226,500
Garages (+) 462 sqft	\$19,400	\$245,900
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$219,466

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	5/6 Maso	C+1	1969	1985	40	A		0.85		3,224 sqft	\$219,466	28%	\$158,020	0%	100%	1.240	1.000	100.00	0.00	0.00	\$195,900
2: Pool, Above Ground (Oval)	1	SV	C	2021	2021	4	A		0.85		16'x32'		32%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
3: Wood Deck (free standing)	1	SV	C	2021	2021	4	A		0.85		12'x16'		3%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0