

89-18-04-330-704.000-030

KIDD RESIDENCE TRUST

1212 S J ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953 1/2

General Information

Parcel Number 89-18-04-330-704.000-030
Local Parcel Number 50-04-330-704.000-29

Tax ID: 029-18036-00

Routing Number 5004330-129

Property Class 510 RENTAL
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 295379-029 WAYNE-295379 (029)

Section/Plat 5004330

Location Address (1) 1212 S J ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

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 2027

Ownership

KIDD RESIDENCE TRUST
415 EARLHAM DR
RICHMOND, IN 47374

Legal

LOT 10 RICHARDSON'S COURT



Transfer of Ownership

Date 01/01/1900 Owner KIDD RESIDENCE TR Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/4/2023 Misc: 2023 GENERAL REVALUATION

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)

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

Land Computations

Table with 2 columns: Description, Value. Includes 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 \$6,800

Data Source External Only

Collector 11/28/2022 bb

Appraiser 01/04/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1124 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	70	\$600
Patio, Concrete	84	\$600
Canopy, Shed Type	84	\$800

Plumbing

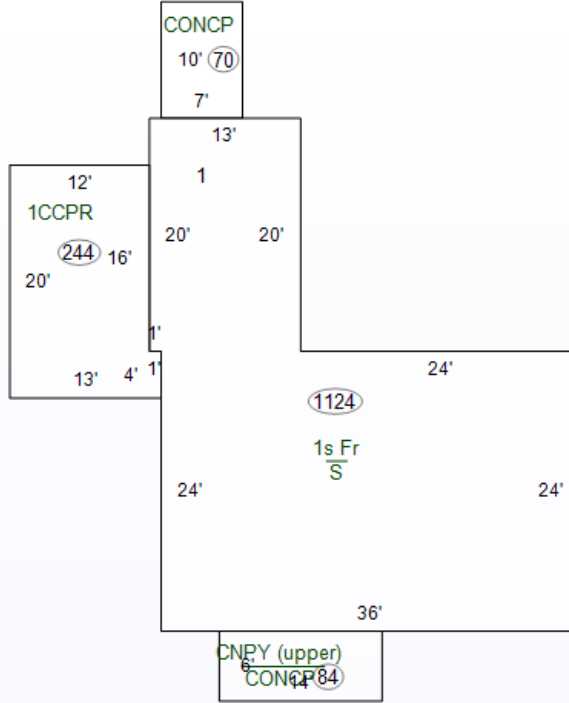
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1124	1124	\$113,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1124	0	\$0	

Total Base \$113,100

Adjustments 1 Row Type Adj. x 1.00 \$113,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$113,100

Sub-Total, 1 Units

Exterior Features (+)	\$2,000	\$115,100
Garages (+) 244 sqft	\$5,400	\$120,500
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$97,304

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	Wood Fr	C-1	1955	1955	70	A		0.85		1,124 sqft	\$97,304	42%	\$56,440	0%	100%	0.90	1.000	100.00	0.00	0.00	\$50,800