

89-18-04-340-626.000-030

WALTERS, CHERI ANN

1324 S J ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number
89-18-04-340-626.000-030

Local Parcel Number
50-04-340-626.000-29

Tax ID:
029-45449-00

Routing Number
5004340-085

Ownership

WALTERS, CHERI ANN
1324 S J ST
RICHMOND, IN 47374

Legal

LOT 2 FIHE SUB DIV

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/12/2022	WALTERS, CHERI ANN	2022011900	TD	/	\$55,000	I
05/27/2020	ELSTRO FAMILY REV	2020004134	QC	/		I
12/08/2014	MSE PROPERTIES LL	2014009093	CT	/	\$0	I
01/15/2014	MSE PROPERTIES LL	2014000246	QC	/	\$0	I
10/17/2013	ELSTRO, HOWARD J	2013009148	SW	/	\$22,000	I
06/20/2013	SECRETARY OF HOU	2013005532	CW	/	\$51,200	I

Notes

1/4/2023 Misc: 2023 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

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
5004340

Location Address (1)
1324 S J ST
RICHMOND, IN 47374

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

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/19/2025	04/22/2025	04/17/2024	04/20/2023	04/16/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$7,600	\$7,600	\$6,500	\$5,700	\$5,700
Land Res (1)	\$7,600	\$7,600	\$6,500	\$5,700	\$5,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$90,900	\$90,900	\$78,000	\$68,400	\$53,000
Imp Res (1)	\$90,900	\$90,900	\$78,000	\$68,400	\$53,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$98,500	\$98,500	\$84,500	\$74,100	\$58,700
Total Res (1)	\$98,500	\$98,500	\$84,500	\$74,100	\$58,700
Total Non Res (2)	\$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		63	63x110	0.86	\$141	\$121	\$7,623	0%	1.0000	100.00	0.00	0.00	\$7,620

Zoning
ZO01 Residential

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

Land Computations

Calculated Acreage	0.16
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$7,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$7,600

Printed Tuesday, April 29, 2025

Review Group 2027

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 1224 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
Porch, Open Frame	70	\$5,300

Plumbing

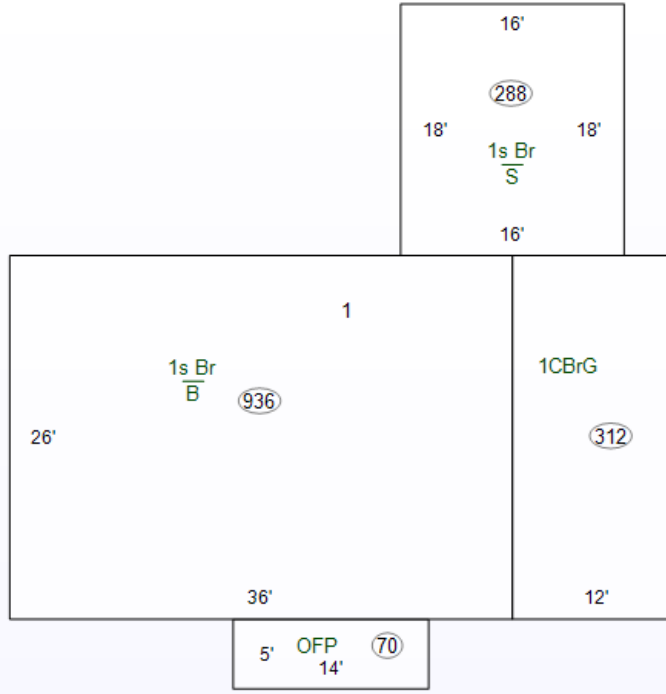
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1224	1224	\$131,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	936	0	\$33,100	
Crawl				
Slab	288	0	\$0	
Total Base			\$164,500	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:936	\$9,400
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1224	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$184,400

Sub-Total, 1 Units

Exterior Features (+)	\$5,300	\$189,700
Garages (+) 312 sqft	\$15,200	\$204,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$174,165

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	Brick	C	1962	1962	63 A		0.85		2,160 sqft	\$174,165	42%	\$101,020	0%	100%	0.900	1.000	100.00	0.00	0.00	\$90,900