

89-18-05-130-411.000-030

CJM INVESTMENT PROPERTIES

342 SW 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-130-411.000-030
Local Parcel Number 50-05-130-411.000-29

Tax ID: 029-18183-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294387-029 WAYNE-294387 (029)

Section/Plat 5005130

Location Address (1) 342 SW 5TH ST RICHMOND, IN 47374

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

Printed Monday, May 1, 2023

Review Group 2024

Ownership

CJM INVESTMENT PROPERTIES LLC
4937 STUDY RD
CENTERVILLE, IN 47330

Legal

LOT 11 HOME SEEKERS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/10/2013 to 01/01/1900.

Notes

10/16/2019 Misc: 2020 GENERAL REVAL
11/5/2014 : 2014 INFORMAL REVIEW: RE-ADJUST VALUE ADJUST ON DWLG PER WAYNE TWP ASSESSOR ON 10-27-14
11/14/2013 : 2013 INFORMAL REVIEW: VALUE ADJUST DUE TO GRM PER WAYNE TWP ASSESSOR ON 11-12-13
7/11/2013 : 2014: CHANGE GRADE TO D+2 PER WAYNE TWP ASSESSOR

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data from 2020 to 2023.

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. %, Res Elig %, Market Factor, Value. Row shows data for F F 40 40x128 0.99 \$225 \$223 \$8,920 0% 100% 1.0000 \$8,920.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.12), Actual Frontage (40), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$8,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,900).

Data Source External Only

Collector 08/07/2019 ts

Appraiser 10/16/2019 Gavin Wicks

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 956 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**  
 Wood Deck 202 \$3,500

**Plumbing**

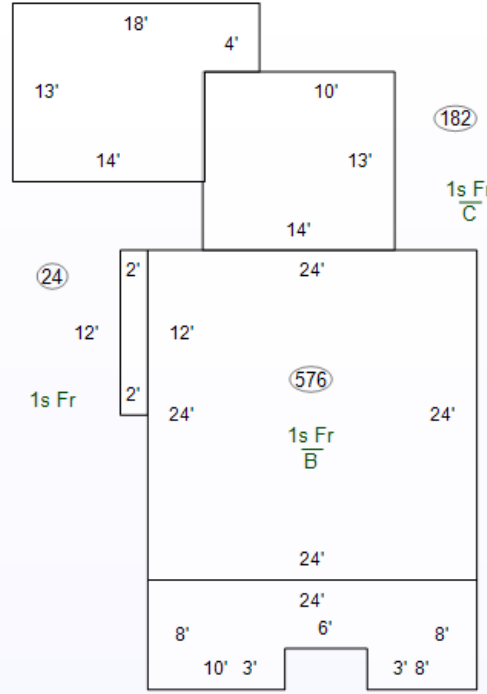
**#** **TF** (202)  
**Full Bath** 1 3  
**Half Bath** 0 0  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1 WDDK  
**Add Fixtures** 0 0  
**Total** 3 5

**Accommodations**

**Bedrooms** 2  
**Living Rooms** 1  
**Dining Rooms** 0  
**Family Rooms** 0  
**Total Rooms** 5

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	956	956	\$77,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	576	0	\$20,100	
Crawl	182	0	\$3,000	
Slab	174	0	\$0	

**Total Base** \$100,500  
**Adjustments** 1 Row Type Adj. x 1.00 \$100,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:956	\$2,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$103,400
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$3,500 \$106,900
Garages (+) 0 sqft	\$0 \$106,900
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.87
<b>Replacement Cost</b>	<b>\$79,053</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Residential Dwelling	100%	1	sv	D+1	1930	1985	38 A		0.87		1,532 sqft		34%		0%	100%	0.950 1.0000	\$29,200