

89-18-05-140-320.000-030

WETMORE, JAMES V REV. TRU

342 SW 1ST ST

510, 1 Family Dwell - Platted Lot

WAYNE-294387 (029)/2943

1/2

General Information

Parcel Number 89-18-05-140-320.000-030
Local Parcel Number 50-05-140-320.000-29

Tax ID: 029-48027-00

Routing Number

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 294387-029 WAYNE-294387 (029)

Section/Plat 5005140

Location Address (1) 342 SW 1ST 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 2028

Ownership

WETMORE, JAMES V REV. TRUST
1210 PALLISTER LN
HEATHROW, FL 32746

Legal

LOT 15 MOORELAND

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2024.

Notes

8/4/2023 Misc: 2024 GENERAL REVALUATION
10/14/2019 Misc: 2020 GENERAL REVAL



Res

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show valuation data from 2022 to 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. Row shows land data for F F with a value of \$12,080.

Land Computations

Table with columns: Description, 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 (\$12,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,100).

Data Source External Only

Collector 08/01/2023 jb

Appraiser 08/04/2023 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1101 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Masonry	192	\$10,500
Wood Deck	193	\$4,600
Stoop, Masonry	110	\$3,200

**Plumbing**

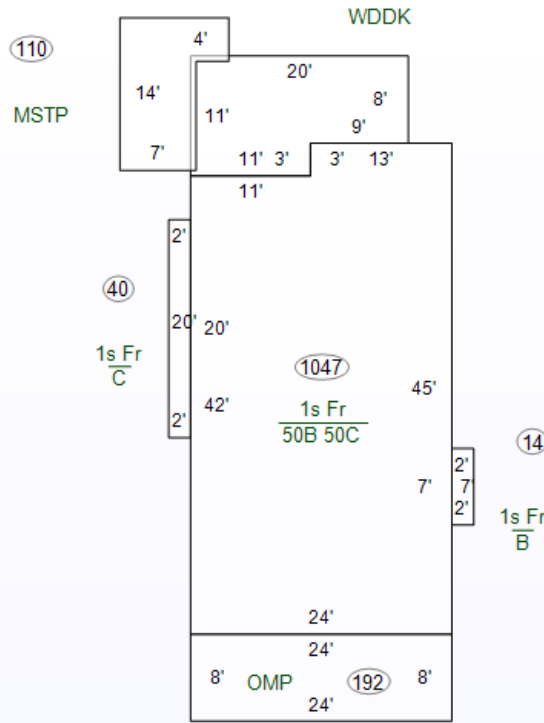
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1101	1101	\$111,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	538	0	\$25,300	
Crawl	564	0	\$6,200	
Slab				

**Total Base** \$143,000

**Adjustments** 1 Row Type Adj. x 1.00 \$143,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1101	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$147,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,300	\$165,300
Garages (+) 0 sqft	\$0	\$165,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$119,429

**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	Wood Fr	D+1	1930	1980	45	A			0.85		1,639 sqft	\$119,429	38%	\$74,050	0%	100%	0.990	1.000	100.00	0.00	0.00	\$73,300