

89-18-05-240-531.000-030

STEWART, JONATHAN CHARLE

602 S E ST

510, 1 Family Dwell - Platted Lot

WAYNE-295392 (029)/2953

1/2

**General Information**

**Parcel Number**  
89-18-05-240-531.000-030

**Local Parcel Number**  
50-05-240-531.000-29

**Tax ID:**  
029-35028-00

**Routing Number**

**Ownership**

STEWART, JONATHAN CHARLES  
5688 DOLLIVER DR  
HOUSTON, TX 77056

**Legal**

PT LOT 4 A H

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/25/2020	STEWART, JONATHA	2020007795	WD	/	\$18,000	I
04/25/2014	MC GRATH, NICOLE	2014002910	WD	/	\$9,800	I
03/28/2014	DIMEFORECLOSURE	2014002086	CW	/	\$7,000	I
03/28/2014	AMERICAN FAMILY F	2014002085	QC	/	\$30,000	V
08/12/2010	AMERICAN FAMILY F	2010005800	SH	/	\$32,307	I
01/01/1900	DENNEY CORPORAT	2010005800	SH	/	\$32,307	I

**Notes**

9/18/2023 Misc: 2024 GENERAL REVALUATION

9/19/2019 Misc: 2020 GENERAL REVAL

**Property Class 510** RENTAL  
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 295392-029**  
WAYNE-295392 (029)

**Section/Plat**  
5005240

**Location Address (1)**  
602 S E ST  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$3,900</b>	<b>Land</b>	<b>\$3,900</b>	<b>\$3,300</b>	<b>\$2,900</b>	<b>\$2,900</b>	<b>\$2,900</b>
\$3,900	Land Res (1)	\$3,900	\$3,300	\$2,900	\$2,900	\$2,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$48,400</b>	<b>Improvement</b>	<b>\$48,400</b>	<b>\$41,200</b>	<b>\$36,300</b>	<b>\$36,700</b>	<b>\$33,900</b>
\$48,400	Imp Res (1)	\$48,400	\$41,200	\$36,300	\$36,700	\$33,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$52,300</b>	<b>Total</b>	<b>\$52,300</b>	<b>\$44,500</b>	<b>\$39,200</b>	<b>\$39,600</b>	<b>\$36,800</b>
\$52,300	Total Res (1)	\$52,300	\$44,500	\$39,200	\$39,600	\$36,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')**

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		22	22x92	0.86	\$208	\$179	\$3,938	0%	1.0000	100.00	0.00	0.00	\$3,940

**Zoning**  
ZO01 Residential

**Subdivision**

Lot

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
High

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/14/2023 js

Appraiser 09/18/2023 Nexus

**Land Computations**

Calculated Acreage	0.05
Actual Frontage	22
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.05
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	0.05
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	\$3,900
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$3,900</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2080 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

**Plumbing**

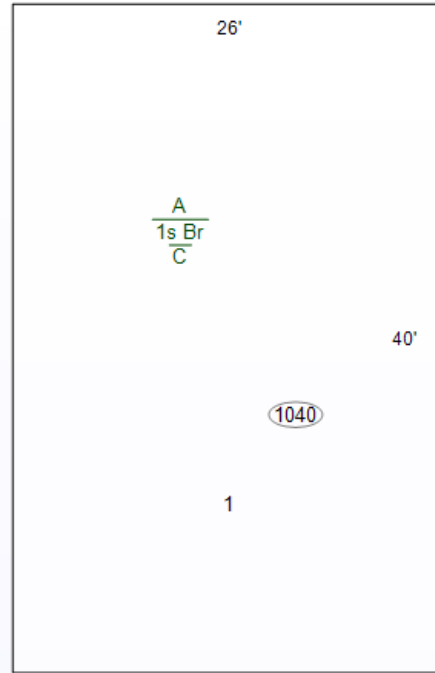
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**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

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1040	1040	\$119,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1040	1040	\$22,900	
Bsmt					
Crawl		1040	0	\$7,800	
Slab					

<b>Total Base</b>	\$149,900
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Adjustments Total</b>	\$149,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$151,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$151,500
Garages (+) 0 sqft	\$0	\$151,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$109,459

**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	Brick	D+1	1900	1900	125	A			0.85		2,080 sqft	\$109,459	50%	\$54,730	5%	100%	0.930	1.000	100.00	0.00	0.00	\$48,400