

89-18-05-330-412.000-030

ZURITA VALDEBENITO, JORGE

1061 SW 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-330-412.000-030
Local Parcel Number 50-05-330-412.000-29

Tax ID: 029-18852-00

Routing Number

Property Class 510
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 294394-029
WAYNE-294394 (029)

Section/Plat 5005330

Location Address (1)
1061 SW 5TH 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

ZURITA VALDEBENITO, JORGE & HA
1061 SW 5TH ST
RICHMOND, IN 47374

Legal

LOT 6 EARLHAM VIEW SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/18/2023 to 01/01/1900.

Notes

8/24/2023 Misc: 2024 GENERAL REVAL
6/15/2023 Appeal: 2023: INFORMAL REVIEW



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2023 and 2024.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 values for F, F, 86, 86x190, 1.20, \$302, \$362, \$31,132, 0%, 1.0000, 100.00, 0.00, 0.00, \$31,130.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.38), Actual Frontage (86), Developer Discount, Parcel Acreage (0.38), 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 (0.38), 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 (\$31,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$31,100).

Data Source External Only

Collector 08/18/2023 js

Appraiser 08/24/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1112 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" 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
Patio, Concrete	192	\$1,500
Canopy, Shed Type	192	\$1,600
Patio, Concrete	78	\$600

Plumbing

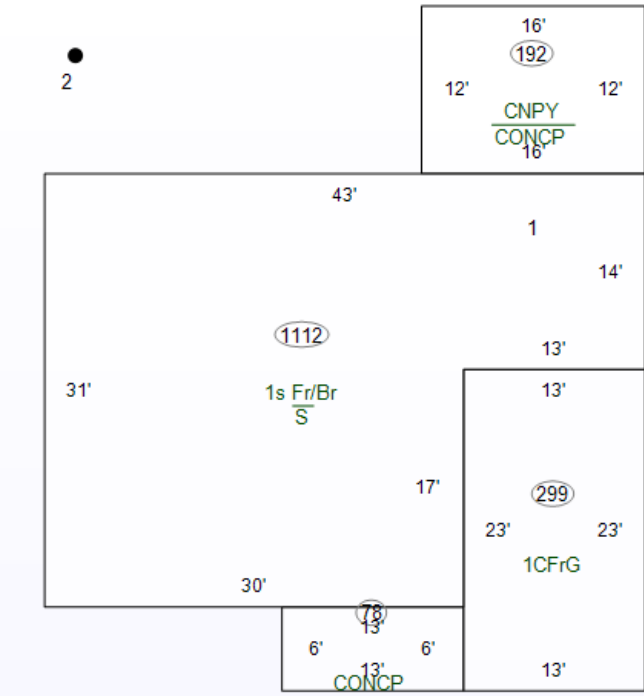
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	1112	1112	\$119,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1112	0	\$0	
Total Base			\$119,100	

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$119,100
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1112 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$123,100

Sub-Total, 1 Units

Exterior Features (+)	\$3,700	\$126,800
Garages (+) 299 sqft	\$15,000	\$141,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$120,530

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	4/6 Maso	C	1973	1988	37	G		0.85		1,112 sqft	\$120,530	26%	\$89,190	12%	100%	1.190	1.000	100.00	0.00	0.00	\$93,400
2: Utility Shed	1	SV	C	2022	2022	3	A		0.85		16'x12'		15%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0