

89-18-08-230-623.000-030

CJM INVESTMENT PROPERTIES

1608 S 5TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

General Information

Parcel Number 89-18-08-230-623.000-030
Local Parcel Number 50-08-230-623.000-29
Tax ID: 029-03877-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2024

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 5008230
Location Address (1) 1608 S 5TH ST RICHMOND, IN 47374

Ownership

CJM INVESTMENT PROPERTIES LLC
4937 STUDY RD
CENTERVILLE, IN 47330

Legal

LOT 618 BEALL

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/18/2023 to 01/01/1900.

Notes

7/6/2023 Misc: 2024 GENERAL REVAL



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 valuation data for years 2022-2024.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Zoning

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 zoning details for F F.

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage

Static

Printed Thursday, May 9, 2024

Review Group 2024

Data Source External Only

Collector 06/01/2023 js

Appraiser 07/06/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 928 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
Stoop, Masonry	30	\$1,500
Canopy, Shed Type	30	\$300
Porch, Open Frame	96	\$4,900

Plumbing

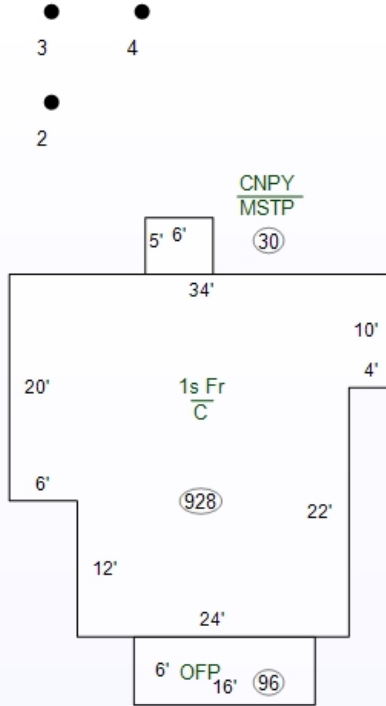
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	928	928	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	928	0	\$5,600	
Slab				

Total Base			\$81,500
Adjustments	1 Row Type Adj. x 1.00	\$81,500	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
Fireplace (+)		\$0	
No Heating (-)		\$0	
A/C (+)		\$0	
No Elec (-)		\$0	
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	
Sub-Total, One Unit			\$81,500
Sub-Total, 1 Units			
Exterior Features (+)	\$6,700	\$88,200	
Garages (+) 0 sqft	\$0	\$88,200	
Quality and Design Factor (Grade)			0.60
Location Multiplier			0.87
Replacement Cost			\$46,040

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	Wood Fr	E+2	1920	1920	104	F		0.87		928 sqft	\$46,040	65%	\$16,110	0%	100%	0.980	1.000	100.00	0.00	0.00	\$15,800
2: Lean-to	1	SV	D	1940	1940	84	P		0.87		12'x16' x 8'		80%		0%	100%	0.980	1.000	0.00	0.00	100.00	\$0
3: Utility Shed	1	SV	D	1940	1940	84	P		0.87		16'x16'		80%		0%	100%	0.980	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	1940	1940	84	P		0.87		7'x10'		80%		0%	100%	0.980	1.000	100.00	0.00	0.00	\$0