

89-18-09-120-206.000-030

JCF INVESTMENT GROUP LLC

1215 S 13TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295379 (029)/2953

1/2

**General Information**

**Parcel Number**  
89-18-09-120-206.000-030

**Local Parcel Number**  
50-09-120-206.000-29

**Tax ID:**  
029-17701-00

**Routing Number**

**Ownership**

JCF INVESTMENT GROUP LLC  
4101 BACKMEYER RD  
RICHMOND, IN 47374

**Legal**

LOT 3 C BAKER ADDN

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/28/2024	JCF INVESTMENT G	2024003550	WD	/	\$60,000	I
01/29/2010	DREXLER, JEANNE		CO	/	\$17,800	V
01/29/2010	DREXLER, JEANNE	2010000692	SW	/	\$17,800	V
12/31/2009	PNC BANK, NATIONA		CO	/	\$53,318	I
12/31/2009	PNC BANK NATIONA	2009012056	SH	/		I
01/01/1900	KEARNS, CHRISTOP	2009012056	SH	/		I

**Notes**

11/8/2022 Misc: 2023 GENERAL REVALUATION

**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 295379-029**  
WAYNE-295379 (029)

**Section/Plat**  
5009120

**Location Address (1)**  
1215 S 13TH 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>\$6,600</b>	<b>Land</b>	<b>\$6,600</b>	<b>\$5,600</b>	<b>\$4,900</b>	<b>\$4,900</b>	<b>\$4,900</b>
\$6,600	Land Res (1)	\$6,600	\$5,600	\$4,900	\$4,900	\$4,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$51,600</b>	<b>Improvement</b>	<b>\$51,600</b>	<b>\$45,500</b>	<b>\$40,000</b>	<b>\$39,000</b>	<b>\$35,300</b>
\$51,600	Imp Res (1)	\$51,600	\$45,500	\$40,000	\$39,000	\$35,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$58,200</b>	<b>Total</b>	<b>\$58,200</b>	<b>\$51,100</b>	<b>\$44,900</b>	<b>\$43,900</b>	<b>\$40,200</b>
\$58,200	Total Res (1)	\$58,200	\$51,100	\$44,900	\$43,900	\$40,200
\$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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')**

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

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		50	50x128	0.93	\$141	\$131	\$6,550	0%	1.0000	100.00	0.00	0.00	\$6,550

**Land Computations**

Calculated Acreage	0.15
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$6,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$6,600</b>

**Characteristics**

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

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

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

**Neighborhood Life Cycle Stage**  
Static

Printed Wednesday, April 30, 2025  
Review Group 2027

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 784 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
Porch, Open Frame	50	\$4,300

**Plumbing**

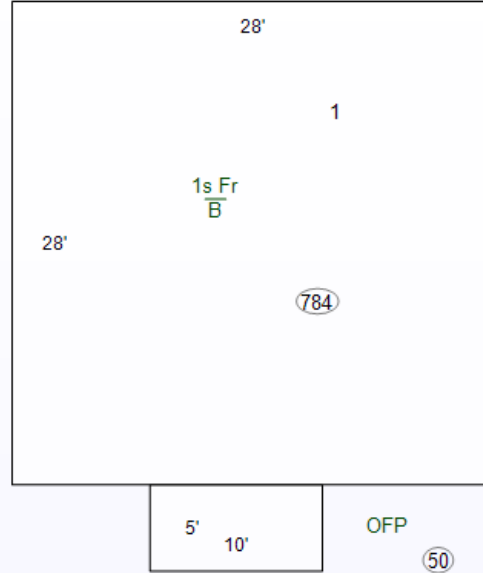
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	784	784	\$86,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		784	0	\$30,100	
Crawl					
Slab					

<b>Total Base</b>		\$116,600
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$116,600
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

<b>Sub-Total, One Unit</b>		\$116,600
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$4,300	\$120,900
Garages (+) 0 sqft	\$0	\$120,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$87,350</b>

**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	D+1	1955	1979	46	A		0.85		1,568 sqft	\$87,350	40%	\$52,410	0%	100%	0.900	1.000	100.00	0.00	0.00	\$47,200
2: Detached Garage/Boat H	1	Wood Fr	D	1950	1950	75	A	\$59.52	0.85	\$40.47	12'x20'	\$9,714	50%	\$4,860	0%	100%	0.900	1.000	100.00	0.00	0.00	\$4,400