

89-18-10-200-108.000-030

WYATT, JOHN T & SHANNON D

1321 HUNTERS POINTE DR

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-10-200-108.000-030
Local Parcel Number 50-10-200-108.000-29

Tax ID: 029-30583-00

Routing Number 5010200-008

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 293454-029
WAYNE-293454 (029)

Section/Plat 5010200

Location Address (1)
1321 HUNTERS POINTE DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

WYATT, JOHN T & SHANNON D
1321 HUNTERS POINTE DR
RICHMOND, IN 47374

Legal

LOT 33 HUNTERS POINTE SEC 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 09/02/2021 to 01/01/1900.

Notes

11/16/2022 Misc: 2023 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

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.

Data Source External Only

Collector 11/07/2022 jh

Appraiser 11/16/2022 Nexus

Total Value \$54,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2040 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	144	\$8,300
Patio, Concrete	210	\$1,500
Porch, Enclosed Frame	144	\$11,600
Wood Deck	360	\$7,100

Plumbing

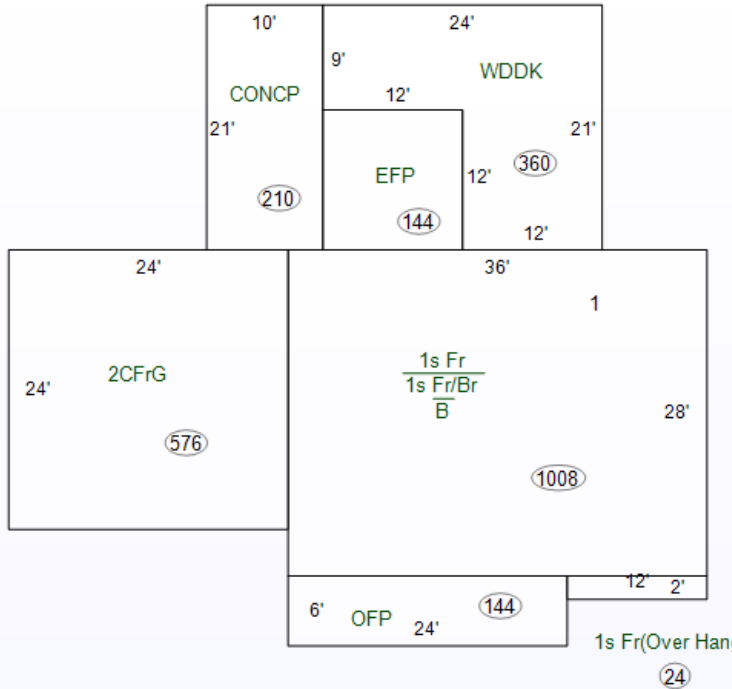
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
210	1	
144	1	
360	1	
576	1	
1008	1	
144	1	
24	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1008	1008	\$107,000	
2	1Fr	1032	1032	\$52,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1008	0	\$34,600	
Crawl					
Slab					

Total Base \$194,400

Adjustments 1 Row Type Adj. x 1.00 \$194,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1008 2:1032	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$208,900

Sub-Total, 1 Units

Exterior Features (+)	\$28,500	\$237,400
Garages (+) 576 sqft	\$24,700	\$262,100
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$245,064

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	2	1/6 Maso	C+2	1986	1986	39	A		0.85		3,048 sqft	\$245,064	28%	\$176,450	0%	100%	1.220	1.000	100.00	0.00	0.00	\$215,300