

89-18-10-200-608.000-030

KRETCHMAN, JASON D & ERIC

1529 HUNTERS POINTE DR

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-10-200-608.000-030
Local Parcel Number 50-10-200-608.000-29
Tax ID: 029-37702-00
Routing Number 5010200-020
Property Class 510
1 Family Dwell - Platted Lot

Ownership

KRETCHMAN, JASON D & ERICA M L
JOINT REVOCABLE TRUST
1529 HUNTERS POINTE DR
RICHMOND, IN 47374

Legal

LOT 48 HUNTERS POINTE SEC 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/23/2016 to 01/01/1900.

Notes

11/17/2022 Misc: 2023 GENERAL REVAL



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029)
School Corp 8385
Neighborhood 293454-029
Section/Plat 5010200
Location Address (1)
1529 HUNTERS POINTE DR
RICHMOND, IN 47374

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 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.

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

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.

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 11/07/2022 jh

Appraiser 11/17/2022 Nexus

Total Value \$46,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2 1/2
Style N/A
Finished Area 2996 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	72	\$2,700
Wood Deck	218	\$5,000
Porch, Open Frame	260	\$12,000

Plumbing

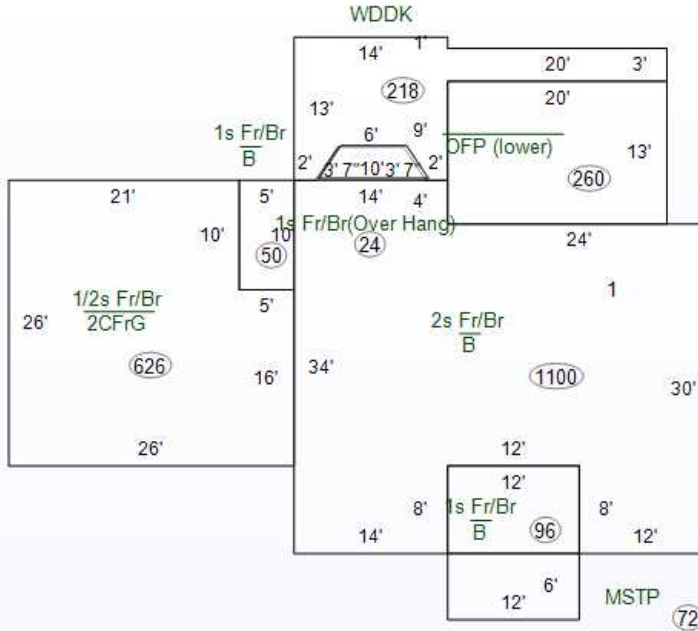
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1270	1270	\$126,900	
2	92	1100	1100	\$59,100	
3					
4					
1/4					
1/2	92	626	626	\$30,600	
3/4					
Attic					
Bsmt		1246	0	\$40,400	
Crawl					
Slab					

Total Base \$257,000
Adjustments 1 Row Type Adj. x 1.00 \$257,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1000	\$21,700
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1270 1/2:626 2:1100	\$7,400
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$298,100

Sub-Total, 1 Units

Exterior Features (+)	\$19,700	\$317,800
Garages (+) 626 sqft	\$26,000	\$343,800
Quality and Design Factor (Grade)	1.20	
Location Multiplier	0.85	

Replacement Cost \$350,676

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 1/2	2/6 Maso	B	1988	1988	37	A		0.85		4,242 sqft	\$350,676	26%	\$259,500	0%	100%	1.220	1.000	100.00	0.00	0.00	\$316,600