

General Information

Parcel Number 89-16-08-400-202.000-029
Local Parcel Number 46-08-400-202.000-16
Tax ID: 016-00295-00
Routing Number

Ownership

RODANDELLO, KIM ELIZABETH L/E; COX 1/6, RALPH RODANDELLO 1/6, J 777 E TINGLER RD RICHMOND, IN 47374

Legal

PT SE 8-14-1 1.722A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/17/2018 to 01/01/1900.

Notes

10/6/2020 Misc: 2021 GENERAL REVAL

Property Class 511

1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164176-016 WAYNE-164176 (016)
Section/Plat 4608400
Location Address (1) 777 E TINGLER RD RICHMOND, IN 47374



Res

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 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. Rows for Land Type 9 and 91.

Zoning ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities Sewer, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 09/16/2020 ts

Appraiser 10/06/2020 gw

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.72), Actual Frontage (0), Developer Discount, Parcel Acreage (1.72), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.72), Total Acres Farmland (0.00), 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 (\$18,900), 91/92 Value (\$2,900), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$2,900), CAP 3 Value (\$0), Total Value (\$21,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 728 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

Plumbing

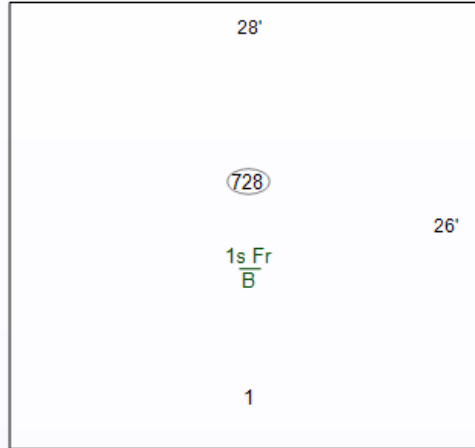
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	728	728	\$82,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	728	0	\$29,100	
Crawl				
Slab				

Total Base \$111,600

Adjustments 1 Row Type Adj. x 1.00 \$111,600

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) MS:1 MO:1 \$4,500

No Heating (-) \$0

A/C (+) 1:728 \$4,600

No Elec (-) \$0

Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$120,700

Sub-Total, 1 Units

Exterior Features (+) \$0 \$120,700

Garages (+) 0 sqft \$0 \$120,700

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$87,206

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1940	1940	85	F		0.85			1,456 sqft	\$87,206	65%	\$30,520	0%	100%	1.150	1.000	100.00	0.00	0.00	\$35,100
2: Detached Garage/Boat H	1	Concrete	C	1940	1940	85	F		\$37.10	0.85	\$31.54	24'x34'	\$35,593	50%	\$17,800	0%	100%	1.150	1.000	100.00	0.00	0.00	\$20,500