

General Information

Parcel Number 89-16-20-230-101.000-030
Local Parcel Number 46-20-230-101.008-29

Tax ID: 029-03531-00

Routing Number 4620230-002

Property Class 540 Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294202-029 WAYNE-294202 (029)
Section/Plat 4620230
Location Address (1) 815 CATALPA DR RICHMOND, IN 47374

Ownership

BROCKMAN, FLETCHER & ELEANOR
815 CATALPA DR
RICHMOND, IN 47374

Legal

PT NE SEC 20-14-1 1.612A \*TIF\*



Transfer of Ownership

Date 01/01/1900 Owner BROCKMAN, FLETCH Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/8/2021 Misc: 2022: GENERAL REVALUATION

Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 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 ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 07/12/2021 rc

Appraiser 12/08/2021 en

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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 \$24,200

**General Information**

Occupancy Single-Family  
 Description MH W / C  
 Story Height 1  
 Style N/A  
 Finished Area 1344 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
Wood Deck	153	\$3,700
Porch, Open Frame	370	\$16,400

**Plumbing**

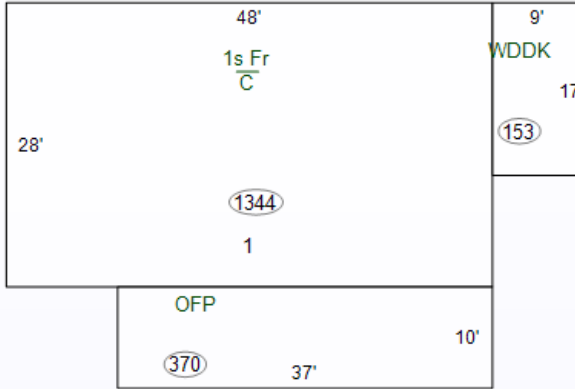
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	\$126,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1344	0	\$8,900	
Slab					

**Total Base** \$135,600  
**Adjustments 1 Row Type Adj. x 1.00** \$135,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1344 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$142,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$20,100	\$162,500
Garages (+) 0 sqft	\$0	\$162,500
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

**Replacement Cost** \$110,500

**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: MH W / C	1	Wood Fr	D	2004	2004	21	A			0.85		1,344 sqft	\$110,500	26%	\$81,770	25%	100%	1.240	1.000	100.00	0.00	0.00	\$76,000
2: Detached Garage/Boat H	1	Wood Fr	C	1980	1980	45	A		\$31.06	0.85	\$26.40	30'x50'	\$39,602	30%	\$27,720	0%	100%	1.240	1.000	100.00	0.00	0.00	\$34,400