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: 2023

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

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☑

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2026

Ownership

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

Legal

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

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	BROCKMAN, FLETCH		CO	/	$0	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)

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$18,000	**Land**	**$18,000**	**$18,000**	**$18,000**	**$18,000**	**$18,000**
$15,500	Land Res (1)	$15,500	$15,500	$15,500	$15,500	$15,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$2,500	Land Non Res (3)	$2,500	$2,500	$2,500	$2,500	$2,500
$84,100	**Improvement**	**$84,100**	**$84,500**	**$73,300**	**$73,200**	**$71,300**
$84,100	Imp Res (1)	$84,100	$84,500	$73,300	$73,200	$71,300
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$102,100	**Total**	**$102,100**	**$102,500**	**$91,300**	**$91,200**	**$89,300**
$99,600	Total Res (1)	$99,600	$100,000	$88,800	$88,700	$86,800
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$2,500	Total Non Res (3)	$2,500	$2,500	$2,500	$2,500	$2,500

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$15,500	$15,500	$15,500	0%	100%	1.0000	$15,500
91	A		0	0.612000	1.00	$4,000	$4,000	$2,448	0%	0%	1.0000	$2,450

Land Computations

Calculated Acreage	1.61
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.61
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	0.61
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 / Classifed Value	$0
Homesite(s) Value	$15,500
91/92 Value	$2,500
Supp. Page Land Value	
CAP 1 Value	$15,500
CAP 2 Value	$0
CAP 3 Value	$2,500
Total Value	**$18,000**

Data Source Aerial **Collector** 07/12/2021 rc **Appraiser** 12/08/2021 en

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
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

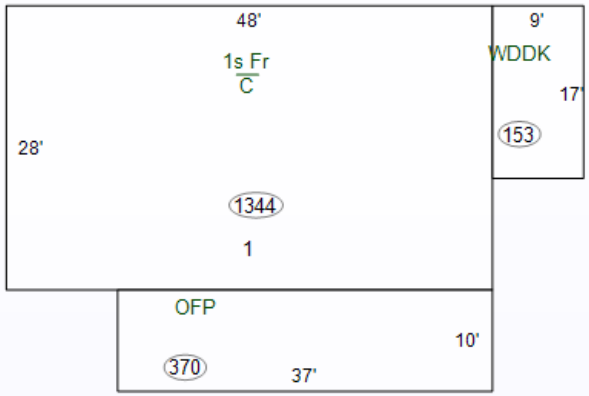
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Wood Deck	153	$2,900
Porch, Open Frame	370	$12,300



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	$96,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1344	0	$6,800	
Slab					
			Total Base		$103,000
Adjustments			**1 Row Type Adj. x 1.00**		$103,000
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1344	$3,300
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $800	$2,400
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$108,700
			Sub-Total, 1 Units		
Exterior Features (+)				$15,200	$123,900
Garages (+) 0 sqft				$0	$123,900
			Quality and Design Factor (Grade)		0.80
			Location Multiplier		0.87
			Replacement Cost		$86,234

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: MH W / C	100%	1	Wood Frame	D	2004	2004	19	A		0.87		1,344 sqft	$86,234	22%	$67,260	25%	100%	1.180	1.0000	$59,500
2: Detached Garage/Boat	100%	1	Wood Frame	C	1980	1980	43	A	$22.81	0.87	$19.84	30'x50'	$29,767	30%	$20,840	0%	100%	1.180	1.0000	$24,600

Total all pages $84,100 **Total this page** $84,100