

General Information

Parcel Number 89-16-20-240-104.000-030
Local Parcel Number 46-20-240-104.000-29

Tax ID: 029-32640-00

Routing Number 4620240-006

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 4620240
Location Address (1) 835 CATALPA DR RICHMOND, IN 47374

Ownership

REDA, TODD & ELENI SIATRA H&W
835 CATALPA DR
RICHMOND, IN 47374

Legal

PT NE SEC 20-14-1 0.305A *TIF* TIF



Transfer of Ownership

Date 01/01/1900 Owner REDA, TODD & ELENI Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/8/2021 Misc: 2022: GENERAL REVALUATION

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). Values range from \$0 to \$111,000.

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. Values include 9, A, 0, 0.305000, 1.83, \$20,900, \$38,247, \$11,665, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,670.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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 Calculated Acreage (0.31), Actual Frontage (0), Developer Discount, Parcel Acreage (0.31), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.31), 91/92 Acres (0.00), 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 (\$11,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1296 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	810	\$14,700
Porch, Open Frame	28	\$3,400

Plumbing

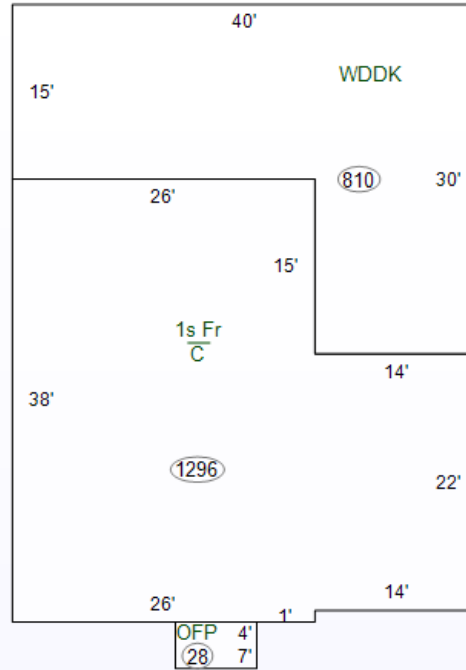
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	4	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1296	1296	\$124,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1296	0	\$8,800	
Slab				

	Total Base	Value
	\$133,100	
Adjustments	1 Row Type Adj. x 1.00	\$133,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1296	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$139,900
Sub-Total, 1 Units		
Exterior Features (+)	\$18,100	\$158,000
Garages (+) 0 sqft	\$0	\$158,000
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$120,870

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	1	Wood Fr	D+2	1956	1960	65 A		0.85		1,296 sqft	\$120,870	47%	\$64,060	0%	100%	1.240	1.000	100.00	0.00	0.00	\$79,400
2: Detached Garage/Boat H	1	Wood Fr	D	1956	1956	69 A	\$55.64	0.85	\$37.84	12'x24'	\$10,897	47%	\$5,780	0%	100%	1.240	1.000	100.00	0.00	0.00	\$7,200
3: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	31 A	\$38.62	0.85	\$32.83	24'x32'	\$25,211	26%	\$18,660	0%	100%	1.240	1.000	100.00	0.00	0.00	\$23,100
4: Lean-To	1	Earth Flo	D	2007	2007	18 A	\$5.58	0.85		8'x16' x 10'	\$486	35%	\$320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
5: Utility Shed	1		D	2001	2001	24 A	\$21.97	0.85	\$14.94	10'x12'	\$1,793	55%	\$810	0%	100%	1.240	1.000	100.00	0.00	0.00	\$1,000