

89-16-34-230-222.000-030

GELLER, KARLY S

3306 FOREST DR

510, 1 Family Dwell - Platted Lot

WAYNE-293294 (029)/2932

1/2

General Information

Parcel Number 89-16-34-230-222.000-030
Local Parcel Number 46-34-230-222.000-29

Ownership

GELLER, KARLY S
3306 FOREST DR
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 06/28/2017 and 01/01/1900.

Notes

8/9/2024 Misc: 2025 GENERAL REVALUATION
9/29/2020 Misc: 2021 GENERAL REVAL

Tax ID: 029-99726-00

Legal

LOT 105 GLEN HILLS 2ND SUB DIV

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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

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

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 293294-029 WAYNE-293294 (029)
Section/Plat 4634230
Location Address (1) 3306 FOREST DR RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.42), Actual Frontage (112), Developer Discount, Parcel Acreage (0.42), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.42), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$38,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$38,500).

Zoning ZO01 Residential

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. Row 1: F, F, 112, 112x162, 1.14, \$302, \$344, \$38,528, 0%, 1.0000, 100.00, 0.00, 0.00, \$38,530.

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 07/23/2024 js

Appraiser 08/09/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1749 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	70	\$2,300
Patio, Brick	300	\$5,100
Patio, Concrete	80	\$600

Plumbing

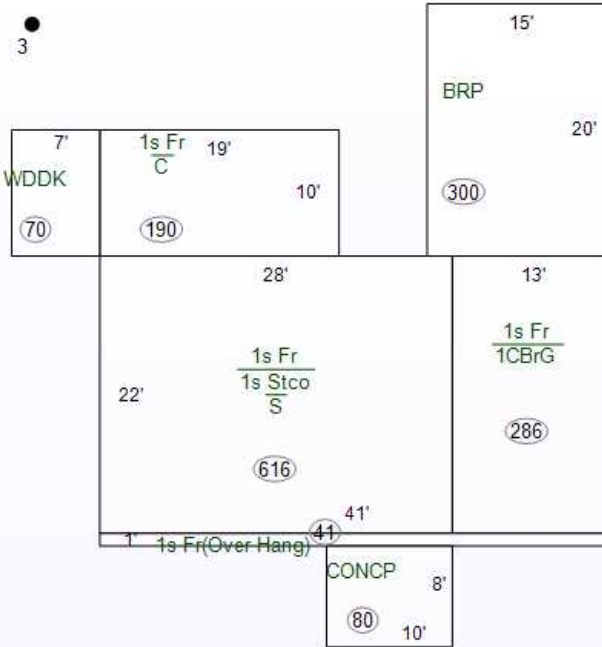
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
WDDK	1	70
1s Fr C	1	190
BRP	1	300
1s Fr 1CBrG	1	286
CONCP	1	80

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	2	806	806	\$88,500	
2	1Fr	943	943	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		190	0	\$3,800	
Slab		616	0	\$0	
				Total Base	\$142,700

Adjustments

1 Row Type Adj. x 1.00		\$142,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	2:943 1:806	\$6,900
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$155,700
Sub-Total, 1 Units		
Exterior Features (+)	\$8,000	\$163,700
Garages (+) 286 sqft	\$15,200	\$178,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$152,065

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	Wood Fr	C	1960	1973	52	A		0.85		1,749 sqft	\$152,065	40%	\$91,240	0%	100%	1.230	1.000	100.00	0.00	0.00	\$112,200
2: Patio- Treated pine- At gr	1		C	1985	1985	40	A		0.85		12'x14'	\$1,105	28%	\$800	0%	100%	1.230	1.000	100.00	0.00	0.00	\$1,000
3: Utility Shed	1	SV	D	2000	2000	25	A		0.85		10'x12'		55%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0