

89-18-02-210-115.000-030

MERCHANTHOUSE, GREG L & P

174 S 45TH ST

550, Condominium Unit - Platted Lot

WAYNE-294344 (029)/2943

1/2

General Information

Parcel Number 89-18-02-210-115.000-030
Local Parcel Number 50-02-210-115.007-29

Tax ID: 029-03965-00

Routing Number 5002210-032

Property Class 550 Condominium Unit - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294344-029 WAYNE-294344 (029)

Section/Plat 5002210

Location Address (1) 174 S 45TH ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

MERCHANTHOUSE, GREG L & PAME 174 S 45TH ST RICHMOND, IN 47374

Legal

APT B-RIDGE FARM CONDO APT HORIZONTAL PROPERTY REGIME & UND 1/4 INT PT NE SEC 2-13-1 0.89A



Transfer of Ownership

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

Notes

9/24/2024 CYCLICAL: 2025 GENERAL REVAL

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 \$142,900.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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 50, 50x195, 1.02, \$376, \$384, \$19,200, 0%, 1.0000, 100.00, 0.00, 0.00, \$19,200.

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.22), Actual Frontage (50), Developer Discount, Parcel Acreage (0.22), 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 (0.22), 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 (\$19,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,200).

Data Source External Only

Collector 08/26/2024 js

Appraiser 09/24/2024 Nexus

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1456 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Portico	150	\$5,800
Patio, Concrete	200	\$1,500

Plumbing

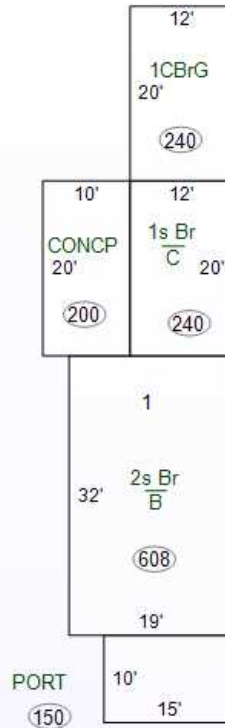
#	TF
Full Bath	1 3
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	4 7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
--------------------	--------------	--------------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	848	848	\$102,500	
2 7	608	608	\$47,100	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	608	0	\$26,600	
Crawl	240	0	\$4,200	
Slab				

Total Base \$180,400

Adjustments 4 Row Type Adj. x 0.86 \$155,144

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:848 2:608 \$6,300
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$167,544

Sub-Total, 1 Units

Exterior Features (+)	\$7,300	\$174,844
Garages (+) 240 sqft	\$13,000	\$187,844
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$167,651

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	Brick	C+1	1969	1969	56 A		0.85		2,064 sqft	\$167,651	40%	\$100,590	0%	100%	1.230	1.000	100.00	0.00	0.00	\$123,700