

89-18-03-130-311.000-030

HOEL, ROBERT 1/2 & ROBERT

2310 S E ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-03-130-311.000-030
Local Parcel Number 50-03-130-311.000-29

Tax ID: 029-18364-00

Routing Number 5003130-071

Property Class 511 RENTAL
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 294383-029 WAYNE-294383 (029)

Section/Plat 5003130

Location Address (1) 2310 S E 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

HOEL, ROBERT 1/2 & ROBERT MICH 2310 S E ST RICHMOND, IN 47374

Legal

68 FT OFF E SIDE NW SEC 3-13-1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows show ownership transfers from 2009 to 2024.

Notes

7/30/2024 Misc: 2025 GENERAL REVAUATION
10/30/2018 Misc: 2019 GENERAL REVAUATION



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 shows land data for parcel F.

Land Computations

Table with columns: Computation Name, Value. Rows include 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.

Data Source External Only

Collector 07/09/2024 js

Appraiser 07/30/2024 Nexus

Total Value \$19,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1740 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
Porch, Enclosed Frame	128	\$10,600
Porch, Enclosed Masonry	160	\$12,700
Wood Deck	192	\$4,600

Plumbing

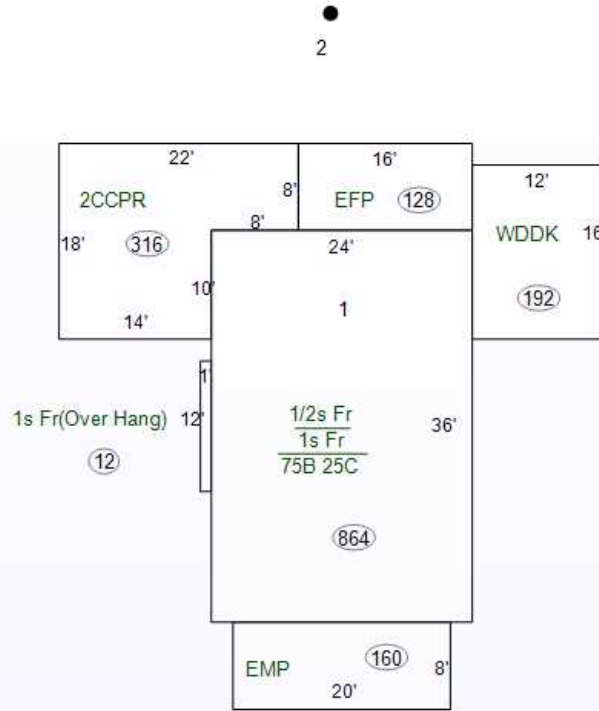
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	876	876	\$94,800	
2					
3					
4					
1/4					
1/2	1Fr	864	864	\$38,100	
3/4					
Attic					
Bsmt		648	0	\$27,600	
Crawl		216	0	\$4,000	
Slab					

Total Base \$164,500
Adjustments 1 Row Type Adj. x 1.00 \$164,500

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

Sub-Total, One Unit \$166,900

Sub-Total, 1 Units

Exterior Features (+)	\$27,900	\$194,800
Garages (+) 316 sqft	\$6,300	\$201,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$170,935

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 1/2	Wood Fr	C	1965	1965	60	A		0.85		2,388 sqft	\$170,935	40%	\$102,560	0%	100%	1.240	1.000	100.00	0.00	0.00	\$127,200
2: Detached Garage/Boat H	1	Wood Fr	C	1923	1923	102	A	\$41.81	0.85	\$35.54	20'x30'	\$21,323	45%	\$11,730	0%	100%	1.240	1.000	100.00	0.00	0.00	\$14,500