

89-18-03-140-402.000-030

MANGAS, CLOYCE L LEE JR

2733 S C PL

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number
89-18-03-140-402.000-030

Local Parcel Number
50-03-140-402.000-29

Tax ID:
029-99542-00

Routing Number
5003140-045

Ownership

MANGAS, CLOYCE L LEE JR
2733 S C PL
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/01/2023	MANGAS, CLOYCE L	2023008435	QC	/		I
11/01/2023	MANGAS, CLOYCE L	2023008433	QC	/		I
11/01/2023	MANGAS, CLOYCE L	2023008431	QC	/		I
11/01/2023	MANGAS, CLOYCE L	2023008430	PR	/	\$0	I
12/13/2016	MANGAS, N JOAN	2016009969	WD	/	\$111,850	V
12/13/2016	MANGAS, N JOAN	2016009969	WD	/		I

Notes

10/11/2024 Misc: 2025 GENERAL REVAUATION

10/29/2018 Misc: 2019 GENERAL REVALUATION: CHANGE CONCP MEASUREMENTS

Legal

LOT 42 HARVEY PLACE REPLAT



Property Class 510 RENTAL
1 Family Dwell - 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 294383-029
WAYNE-294383 (029)

Section/Plat
5003140

Location Address (1)
2733 S C PL
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$25,700	Land	\$25,700	\$21,900	\$19,100	\$18,700	\$18,700
\$25,700	Land Res (1)	\$25,700	\$21,900	\$19,100	\$18,700	\$18,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$148,300	Improvement	\$148,300	\$127,500	\$111,500	\$108,100	\$99,300
\$148,300	Imp Res (1)	\$148,300	\$127,500	\$111,500	\$108,100	\$99,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$174,000	Total	\$174,000	\$149,400	\$130,600	\$126,800	\$118,000
\$174,000	Total Res (1)	\$174,000	\$149,400	\$130,600	\$126,800	\$118,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		89	89x147	1.05	\$275	\$289	\$25,721	0%	1.0000	100.00	0.00	0.00	\$25,720

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/16/2024 js

Appraiser 10/11/2024 Nexus

Land Computations

Calculated Acreage	0.30
Actual Frontage	89
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.30
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	0.30
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	\$25,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1456 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
Stoop, Masonry	120	\$3,500
Patio, Concrete	504	\$3,700

Plumbing

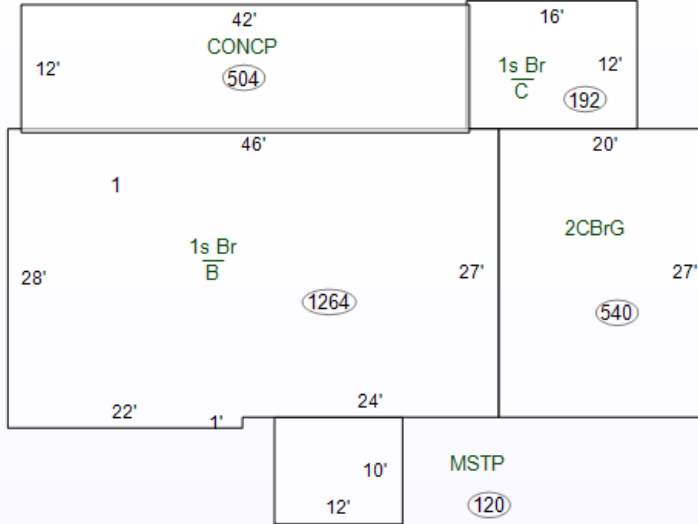
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1456	1456	\$145,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1264	0	\$40,900	
Crawl		192	0	\$3,800	
Slab					

Total Base \$189,900

Adjustments 1 Row Type Adj. x 1.00 \$189,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1456	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$201,600

Sub-Total, 1 Units

Exterior Features (+)	\$7,200	\$208,800
Garages (+) 540 sqft	\$22,300	\$231,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$206,257

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Brick	C+1	1958	1958	67	A			0.85		2,720 sqft	\$206,257	42%	\$119,630	0%	100%	1.240	1.000	100.00	0.00	0.00	\$148,300