

89-18-03-220-101.060-030

HUNT, ROBERT H & PATRICIA C

233 ARBOR DR

550, Condominium Unit - Platted Lot

WAYNE ARBOR PLATS III- 1/2

**General Information**

**Parcel Number**  
89-18-03-220-101.060-030

**Local Parcel Number**  
50-03-220-101.607-29

**Tax ID:**  
029-15482-59

**Routing Number**  
5003220-061

**Ownership**

HUNT, ROBERT H & PATRICIA C  
625 S 20TH ST  
RICHMOND, IN 47374

**Legal**

UNIT A OF LOT 51 AMENDED RECORD PLAT THE ARBORS

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/09/2024	HUNT, ROBERT H &	2024000885	WD	/	\$200,000	V
05/12/2022	HUNT, ROBERT H &	2022004619	WD	/	\$199,000	I
04/19/2022	CATE, REBECCA & R	2022003400	WD	/		I
03/09/2022	CATE, REBECCA & R	2022002037	WD	/	\$140,000	I
05/25/2012	WYSONG, JOHN D	2012004178	SH	/	\$77,000	I
01/01/1900	WATKINS, MIKE STE	2012004178	SH	/	\$77,000	I

**Notes**

10/10/2024 Misc: 2025 GENERAL REVAUATION

5/30/2018 Misc: 2019 GENERAL REVALUATION

**Property Class** 550 RENTAL  
Condominium Unit - Platted Lot



Res

Year: 2025

**Location Information**

**County**  
WAYNE

**Township**  
WAYNE TOWNSHIP

**District 030 (Local 029)**  
RICHMOND CITY -WAYNE TWP

**School Corp 8385**  
RICHMOND COMMUNITY

**Neighborhood 293355-029**  
WAYNE ARBOR PLATS III-293355

**Section/Plat**  
5003220

**Location Address (1)**  
233 ARBOR DR  
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	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$21,900</b>	<b>Land</b>	<b>\$21,900</b>	<b>\$18,600</b>	<b>\$16,300</b>	<b>\$16,300</b>	<b>\$16,300</b>
\$21,900	Land Res (1)	\$21,900	\$18,600	\$16,300	\$16,300	\$16,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$192,800</b>	<b>Improvement</b>	<b>\$192,800</b>	<b>\$165,700</b>	<b>\$147,000</b>	<b>\$107,200</b>	<b>\$99,500</b>
\$192,800	Imp Res (1)	\$192,800	\$165,700	\$147,000	\$107,200	\$99,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$214,700</b>	<b>Total</b>	<b>\$214,700</b>	<b>\$184,300</b>	<b>\$163,300</b>	<b>\$123,500</b>	<b>\$115,800</b>
\$214,700	Total Res (1)	\$214,700	\$184,300	\$163,300	\$123,500	\$115,800
\$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 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')**

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
9	A	CTB	0	0.040000	3.00	\$182,400	\$547,200	\$21,888	0%	1.0000	100.00	0.00	0.00	\$21,890

Zoning

Subdivision

Lot

Market Model

N/A

**Characteristics**

**Topography** Rolling   
**Flood Hazard**

**Public Utilities** ERA  
Electricity

**Streets or Roads** TIF  
Paved

**Neighborhood Life Cycle Stage**

Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 09/03/2024 js

Appraiser 10/10/2024 Nexus

**Land Computations**

Calculated Acreage	0.04
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.04
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.04
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	\$21,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,900
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$21,900</b>

**General Information**

<b>Occupancy</b>	Row Type
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1736 sqft
<b>Make</b>	

**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 type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Patio, Concrete	144	\$1,200

**Plumbing**

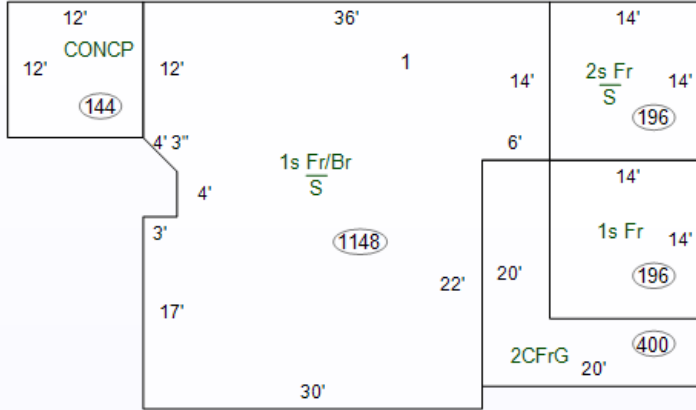
<b>#</b>	<b>TF</b>
<b>Full Bath</b>	3 9
<b>Half Bath</b>	0 0
<b>Kitchen Sinks</b>	1 1
<b>Water Heaters</b>	1 1
<b>Add Fixtures</b>	0 0
<b>Total</b>	5 11

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 91A	1344	1344	\$128,900	
2 1Fr	392	392	\$29,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1344	0	\$0	
<b>Total Base</b>			\$158,800	

**Adjustments**

<b>4 Row Type Adj. x 0.90</b>	\$142,920
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	2:392 1:1344 \$5,300
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	\$153,020

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,200	\$154,220
Garages (+) 400 sqft	\$17,600	\$171,820
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$153,349

**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	1/6 Maso	C+1	2003	2013	12	A		0.85		1,736 sqft	\$153,349	11%	\$136,480	0%	100%	1.130	1.250	100.00	0.00	0.00	\$192,800