

General Information

Parcel Number 89-18-03-230-402.000-030
Local Parcel Number 50-03-230-402.000-29

Tax ID: 029-05005-00

Routing Number 5003230-045

Property Class 510
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 294344-029
WAYNE-294344 (029)

Section/Plat 5003230

Location Address (1)
416 S 33RD ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling 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

CABIGAS, JOSE S & KATHERINE E
416 S 33RD ST
RICHMOND, IN 47374

Legal

LOT 49 HALE TERRACE SUB 2ND ADDN



Transfer of Ownership

Date 01/01/1900 Owner CABIGAS, JOSE S & 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)

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

Land Computations

Table with 2 columns: Land Computations, Value. Includes rows for 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.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2170 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" 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 checked="" 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
Porch, Open Frame	70	\$5,300
Patio, Concrete	204	\$1,500
Porch, Open Frame	204	\$10,100
Patio, Concrete	180	\$1,300

Plumbing

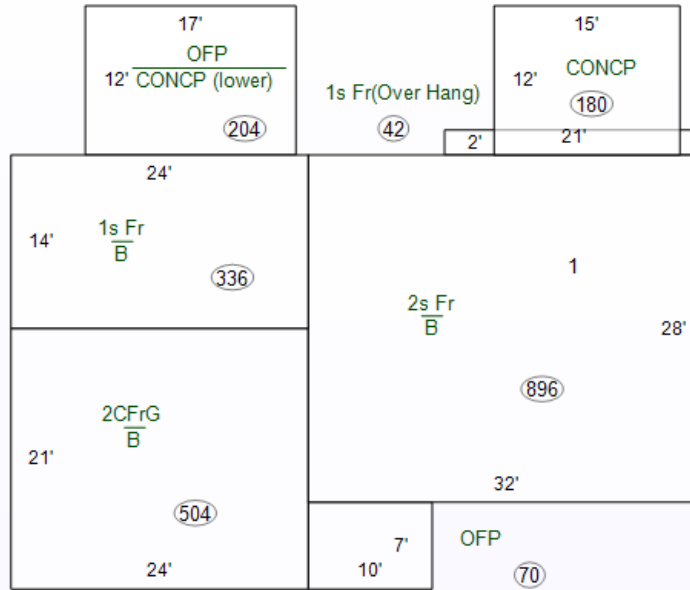
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1232	1232	\$119,400	
2	1Fr	938	938	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1736	0	\$49,800	
Crawl					
Slab					

Total Base \$219,600

Adjustments 1 Row Type Adj. x 1.00 \$219,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:600	\$10,600
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	2:938 1:1232	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$244,800

Sub-Total, 1 Units

Exterior Features (+)	\$18,200	\$263,000
Garages (+) 504 sqft	\$20,100	\$283,100
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$264,699

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+2	1970	1970	55	A		0.85		3,906 sqft	\$264,699	40%	\$158,820	0%	100%	1.230	1.000	100.00	0.00	0.00	\$195,300