**Notes** 

9/26/2022 Misc: 2023 GENERAL REVALUATION

## 89-18-03-310-406.000-030 **General Information**

**Parcel Number** 

89-18-03-310-406.000-030

**Local Parcel Number** 50-03-310-406.000-29

Tax ID:

029-25244-00

**Routing Number** 5003310-042

**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 294383-029 WAYNE-294383 (029)

Section/Plat 5003310

Location Address (1)

2422 S G ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

**Market Model** 

N/A

Static Printed

Character	ISUCS
<b>Topography</b> Level	Flood Hazard
Public Utilities	ERA
All	
Streets or Roads	TIF
Paved	
Neighborhood Life	Cycle Stage

Tuesday, April 29, 2025 Review Group 2027

Characteristics

ANDERSON, TORREY E Ownership ANDERSON, TORREY E 2422 S G ST RICHMOND, IN 47374

Legal

LOT 34 LOCUST LANE 2ND ADD

Transfer of Ownership Date Owner Doc ID Code Book/Page Adj Sale Price V/I CW 06/10/2014 ANDERSON, TORRE 2014003991 \$107,000 V WD \$53,000 12/18/2013 CASEBOLT, STEVEN 2013010937 QC \$0 10/21/2013 FIELDS, CHERYL AN 2013009215 QC 09/25/2012 FIELDS, CHERYL AN 2012008096 \$0 QC 11/15/2010 FIELDS, JAMES R & 2010008950 01/01/1900 KILLION, CHERYL AN 2010008950 QC


2422 S G ST

Res

Va	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	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000							
	Notice Required												
\$21,200	Land	\$21,200	\$18,100	\$15,800	\$15,500	\$15,500							
\$21,200	Land Res (1)	\$21,200	\$18,100	\$15,800	\$15,500	\$15,500							
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0							
\$133,800	Improvement	\$133,800	\$115,200	\$100,800	\$99,300	\$91,400							
\$133,800	Imp Res (1)	\$133,800	\$115,200	\$100,800	\$99,300	\$91,400							
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0							
\$155,000	Total	\$155,000	\$133,300	\$116,600	\$114,800	\$106,900							
\$155,000	Total Res (1)	\$155,000	\$133,300	\$116,600	\$114,800	\$106,900							
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0							
	Land Data (Standard	Denth: Res 132'	CL132' Base Lo	of: Res 100' X 132	P' CI 100' X 132')								

	Land Data (Standard Depth: Res 132', CI 132'								Base Lot: Res 100' X 132', Cl 100' X 132')							
Land Type	Pricing Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value		
F	F		75	75x141	1.03	\$275	\$283	\$21.225	0%	1.0000	100.00	0.00	0.00	\$21,230		

)	Land Computa	tions
)	Calculated Acreage	0.24
)	Actual Frontage	75
	Developer Discount	
ıe	Parcel Acreage	0.24
	81 Legal Drain NV	0.00
30	82 Public Roads NV	0.00
	83 UT Towers NV	0.00
	9 Homesite	0.00
	91/92 Acres	0.00
	Total Acres Farmland	0.24
	Farmland Value	\$0
	Measured Acreage	0.00
	Avg Farmland Value/Acre	0.0
	Value of Farmland	\$0
	Classified Total	\$0
	Farm / Classifed Value	\$0
	Homesite(s) Value	\$0
	91/92 Value	\$0
	Supp. Page Land Value	
	CAP 1 Value	\$21,200
	CAP 2 Value	\$0
	CAP 3 Value	\$0
	Total Value	\$21,200

Data Source External Only

Collector 09/07/2022

**Appraiser** 09/26/2022

Nexus

Description

588

2/2

Floor	Constr	Base	Finish	Value	Totals
1	7	891	891	\$106,900	
2	1Fr	924	924	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		891	0	\$0	
				Total Base	\$156,500
Adjus	stments	1 R	ow Type	Adj. x 1.00	\$156,500
Unfin	Int (-)				\$0
Ex Liv	/ Units (+)				\$0
Rec F	Room (+)				\$0
Loft (	+)				\$0
Firepl	ace (+)				\$0

Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:891 2:924	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	$10 - 5 = 5 \times $800$	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0
	Sub-Total, One Unit	\$166,800
	Sub-Total, 1 Units	
Exterior Features (+)	\$27,400	\$194,200

Quality and Design Factor (Grade)

\$24,700

\$218,900

1.00

									Lo	ocation M	1ultiplier	0.85
									Re	olaceme	nt Cost	\$186,065
		Summar	y of Improvement	S								
Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value

33

Value

Garages (+) 588 sqft

891

193 r(Over Hang)

Count

OFP 44

Occupancy Single-Family Description Residential Dwelling Story Height 2 Half Bath 1 2 Style N/A Finished Area 1815 sqft Make	General Information	Plumbing	
Story Height 2 Style N/A Finished Area 1815 sqft Make	Occupancy Single-Family		# TF
Style N/A Finished Area 1815 sqft Make	<b>Description</b> Residential Dwelling	Full Bath	2 6
Finished Area 1815 sqft Make Water Heaters 1 1 1 Add Fixtures 0 0 0 Total 5 10 Total 7 To	, ,	Half Bath	1 2
Make   Add Fixtures   0 0 0		Kitchen Sinks	1 1
Floor Finish  Earth Tile Slab Carpet Sub & Joist Unfinished Parquet  Wood Other Dining Rooms 1 Family Rooms 1 Family Rooms 7  Plaster/Drywall Unfinished Paneling Other Fiberboard  Roofing Built-Up Metal Wood Shingle  Exterior Features  Description Porch, Open Frame Accommodations  Bedrooms 4 Living Rooms 1 Family Rooms 7  Central Warm Air  Family Rooms 7  Total Rooms 7  Accommodations  Bedrooms 4 Living Rooms 7  Central Warm Air  Family Rooms 7  Total Rooms 7  Total Rooms 7  Area Value Porch, Open Frame 44 \$4,300 Porch, Enclosed Frame		Water Heaters	1 1
Earth		Add Fixtures	0 0
Slab		Total	5 10
Sub & Joist Unfinished Wood Other Living Rooms 1  Parquet Dining Rooms 1  Wall Finish Family Rooms 7  ✓ Plaster/Drywall Unfinished Paneling Other Heat Type Central Warm Air  Roofing  Built-Up Metal ✓ Asphalt Slate Tile  Wood Shingle Other  Exterior Features  Description Area Value  Porch, Open Frame 44 \$4,300  Porch, Enclosed Frame 264 \$17,000			
Wood Other Living Rooms 1  Parquet Dining Rooms 1  Family Rooms 0  Total Rooms 7  ✓ Plaster/Drywall Unfinished Paneling Other Heat Type Fiberboard Central Warm Air  Roofing Built-Up Metal Asphalt Slate Tile Wood Shingle Other  Exterior Features  Description Area Value Porch, Open Frame 44 \$4,300  Porch, Enclosed Frame 264 \$17,000		Accommodation	ons
Parquet    Parquet   Dining Rooms   1		Bedrooms	4
Wall Finish  Plaster/Drywall Unfinished Paneling Other Fiberboard  Roofing  Built-Up Metal Asphalt Slate Tile Wood Shingle  Exterior Features  Description Porch, Open Frame Porch, Enclosed Frame  Family Rooms Central Warm Air  Atea Value  Family Rooms  Central Rooms  Atea Value  Asphalt Slate Tile  Value  Exterior Features  Area Value  90rch, Enclosed Frame  264 \$17,000		Living Rooms	1
Wall Finish  ✓ Plaster/Drywall Unfinished  ☐ Paneling Other  ☐ Fiberboard  Central Warm Air  Roofing ☐ Built-Up Metal ✓ Asphalt ☐ Slate ☐ Tile ☐ Wood Shingle  ☐ Exterior Features  Description  Porch, Open Frame  Porch, Enclosed Frame  7  Total Rooms 7  Heat Type Central Warm Air  Roofing ☐ Heat Type Central Warm Air  Area Value  44  \$4,300  Porch, Enclosed Frame	Parquet	Dining Rooms	1
Plaster/Drywall Unfinished Paneling Other Heat Type Central Warm Air  Roofing Built-Up Metal Asphalt Slate Tile Wood Shingle Other  Exterior Features  Description Area Value Porch, Open Frame 44 \$4,300 Porch, Enclosed Frame 264 \$17,000	Wall Finish	•	0
Paneling Other Heat Type  Fiberboard Central Warm Air  Roofing  Built-Up Metal Asphalt Slate Tile  Wood Shingle Other  Exterior Features  Description Area Value  Porch, Open Frame 44 \$4,300  Porch, Enclosed Frame 264 \$17,000		Total Rooms	7
Fiberboard Central Warm Air  Roofing Built-Up Metal Asphalt Slate Tile Wood Shingle Other  Exterior Features  Description Area Value Porch, Open Frame 44 \$4,300 Porch, Enclosed Frame 264 \$17,000		Heat Tons	
Roofing  Built-Up Metal Asphalt Slate Tile Wood Shingle Other  Exterior Features  Description Area Value Porch, Open Frame 44 \$4,300 Porch, Enclosed Frame 264 \$17,000		71	
Built-Up Metal Asphalt Slate Tile Wood Shingle Other  Exterior Features  Description Area Value Porch, Open Frame 44 \$4,300 Porch, Enclosed Frame 264 \$17,000	Fiberboard	Central Warm Air	
Wood Shingle	Roofing		
Exterior Features  Description Area Value  Porch, Open Frame 44 \$4,300  Porch, Enclosed Frame 264 \$17,000	☐ Built-Up ☐ Metal ✓ Asphalt	Slate Tile	
DescriptionAreaValuePorch, Open Frame44\$4,300Porch, Enclosed Frame264\$17,000	Wood Shingle Other		
Porch, Open Frame         44         \$4,300           Porch, Enclosed Frame         264         \$17,000	Exterior Feat	ures	
Porch, Enclosed Frame 264 \$17,000	Description	Area	Value
	Porch, Open Frame	44	\$4,300
Patio, Concrete 768 \$6,100	Porch, Enclosed Frame	264	\$17,000
	Patio, Concrete	768	\$6,100

						Summa	ary of Improver	nents									
Description	Story Constr Height Type	Grade Year Built	Eff Eff Co /ear 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 3/6 Maso	C 1962 1	962 63 A		0.85		1,815 sqft	\$186,065	42%	\$107,920	0%	100% 1.240	1.000	100.00	0.00	0.00	\$133,800
2: Utility Shed	1 SV	C 2015 2	.015 10 A		0.85		10'x12'		30%		0%	100% 1.240	1.000	100.00	0.00	0.00	\$0

Specialty Plumbing

Total all pages \$133,800 Total this page \$133,800