

89-18-03-310-406.000-030

ANDERSON, TORREY E

2422 S G ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

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

Ownership

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

Legal

LOT 34 LOCUST LANE 2ND ADD

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/10/2014 to 01/01/1900.

Notes

9/26/2022 Misc: 2023 GENERAL REVALUATION



Res

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

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 data for F, F, 75, 75x141, 1.03, \$275, \$283, \$21,225, 0%, 1.0000, 100.00, 0.00, 0.00, \$21,230.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 09/07/2022 bb

Appraiser 09/26/2022 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.24), Actual Frontage (75), Developer Discount, Parcel Acreage (0.24), 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 (0.24), 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 (\$21,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$21,200).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1815 sqft
Make	

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

Description	Area	Value
Porch, Open Frame	44	\$4,300
Porch, Enclosed Frame	264	\$17,000
Patio, Concrete	768	\$6,100

Plumbing

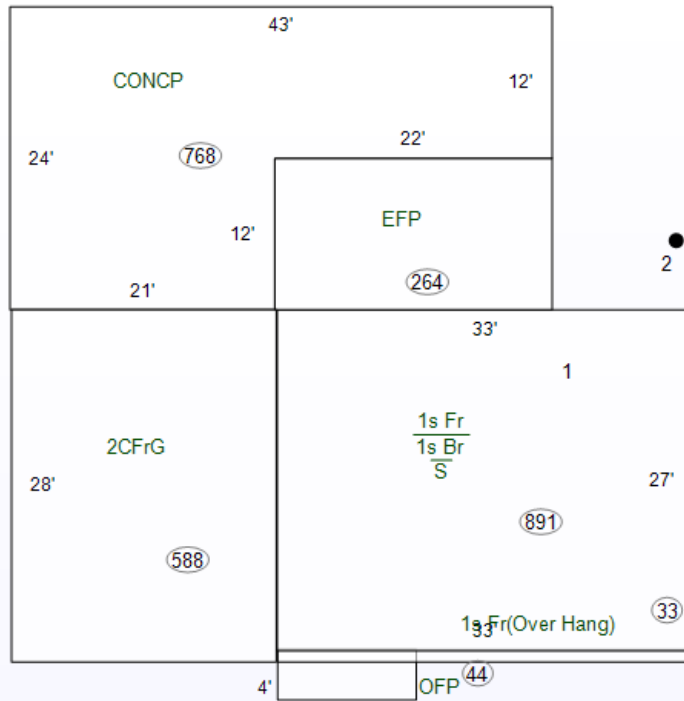
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

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

Adjustments 1 Row Type Adj. x 1.00 \$156,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:891 2:924	\$6,300
1' No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$166,800

Sub-Total, 1 Units

Exterior Features (+)	\$27,400	\$194,200
Garages (+) 588 sqft	\$24,700	\$218,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$186,065

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	3/6 Maso	C	1962	1962	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	2015	10	A		0.85		10'x12'		30%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0