

General Information

Parcel Number 89-18-03-310-407.000-030
Local Parcel Number 50-03-310-407.000-29

Tax ID: 029-53409-00

Routing Number 5003310-041

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)
2430 S G ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

HOLLAND, JONATHAN L & REBECCA
2430 S G ST
RICHMOND, IN 47374

Legal

LOT 35 LOCUST LANE 2ND ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/01/2021 to 01/01/1900.

Notes

9/26/2022 Misc: 2023 GENERAL REVALUATION
10/29/2018 Misc: 2019 GENERAL REVALUATION - REMOVE UTILITY SHED / CORRECT RFX SIZE

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data from 2022 to 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, 74, 74x123, 0.97, \$275, \$267, \$19,758, 0%, 1.0000, 100.00, 0.00, 0.00, \$19,760.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.21), Actual Frontage (74), Developer Discount, Parcel Acreage (0.21), 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 (0.21), 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 (\$19,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1728 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
Porch, Open Frame	320	\$14,600
Patio, Concrete	68	\$600
Canopy, Roof Extension	148	\$2,100

Plumbing

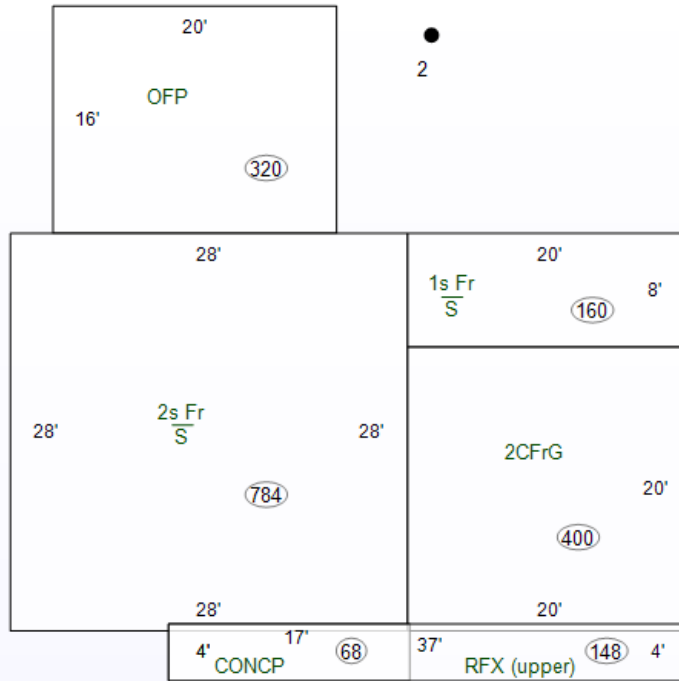
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
CONCP	68	
RFX (upper)	148	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	944	944	\$101,100	
2	1Fr	784	784	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		944	0	\$0	

Total Base \$145,800

Adjustments 1 Row Type Adj. x 1.00 \$145,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	2:784 1:944 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$154,300

Sub-Total, 1 Units

Exterior Features (+)	\$17,300	\$171,600
Garages (+) 400 sqft	\$17,600	\$189,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$160,820

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	1964	1985	40	A		0.85		1,728 sqft	\$160,820	28%	\$115,790	0%	100%	1.240	1.000	100.00	0.00	0.00	\$143,600
2: Utility Shed	1	SV	C	2000	2000	25	A		0.85		10'x12'		55%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0