

89-18-03-310-612.000-030

FREEMAN, CHERYL & VERNON

2707 S G ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-03-310-612.000-030
Local Parcel Number 50-03-310-612.000-29

Ownership

FREEMAN, CHERYL & VERNON H E
2707 S G ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/10/2018 and 01/01/1900.

Notes

1/27/2022 Misc: 2022: ADDED NEW METAL ROOF TO DWELLING PER F/C 12-15-21

Tax ID: 029-00156-00

Legal

LOCUST LANE 4TH ADDN LOT 68

Routing Number 5003310-031

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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 for years 2022-2025.

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) 2707 S G ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include 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.

Zoning ZO01 Residential

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 for F, F, 80, 80x150, 1.06, \$275, \$292, \$23,360, 0%, 1.0000, 100.00, 0.00, 0.00, \$23,360.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 09/08/2022 bb

Appraiser 09/28/2022 Nexus

Total Value \$23,400

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2030 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
Patio, Concrete	200	\$1,500
Patio, Concrete	28	\$200
Wood Deck	180	\$4,100

**Plumbing**

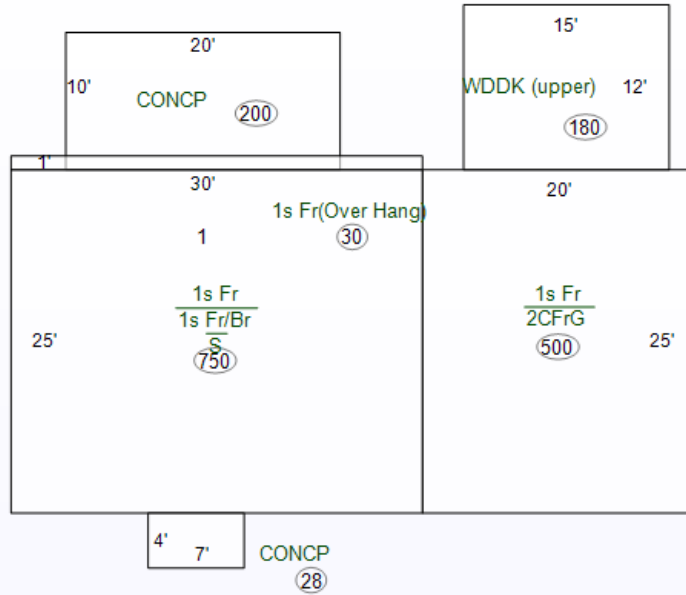
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	750	750	\$87,700	
2	1Fr	1280	1280	\$61,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		750	0	\$0	

**Total Base** \$149,200

**Adjustments** 1 Row Type Adj. x 1.00 \$149,200

- Unfin Int (-) \$0
- Ex Liv Units (+) \$0
- Rec Room (+) \$0
- Loft (+) \$0
- Fireplace (+) \$0
- No Heating (-) \$0
- A/C (+) \$0
- No Elec (-) \$0
- Plumbing (+ / -) 7 - 5 = 2 x \$800 \$1,600
- Spec Plumb (+) \$0
- Elevator (+) \$0

**Sub-Total, One Unit** \$150,800

**Sub-Total, 1 Units**

- Exterior Features (+) \$5,800 \$156,600
- Garages (+) 500 sqft \$20,100 \$176,700
- Quality and Design Factor (Grade) 1.00
- Location Multiplier 0.85

**Replacement Cost** \$150,195

**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	1968	1990	35	G		0.85		2,030 sqft	\$150,195	24%	\$114,150	0%	100%	1.240	1.000	100.00	0.00	0.00	\$141,500