

89-18-04-240-604.000-030

HOGG, KATHARINE

400 S 23RD ST

510, 1 Family Dwell - Platted Lot

WAYNE-293370 (029)/2933

1/2

General Information

Parcel Number
89-18-04-240-604.000-030

Local Parcel Number
50-04-240-604.000-29

Tax ID:
029-15569-00

Routing Number
5004240-063

Ownership

HOGG, KATHARINE
400 S 23RD ST
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/04/2023	HOGG, KATHARINE	2023007745	WD	/	\$180,000	V
07/24/2019	LAHR, STEPHEN P &	2019005577	WD	/	\$134,900	V
10/23/2015	MILLER, KATHERINE	2015008876	WD	/	\$118,000	V
09/24/2015	RUSIE, BRIAN P & LA	2015007955	DT	/		I
07/14/2010	RUSIE, SUSAN E	2010005031	WD	/	\$123,000	V
01/20/2010	MICHAEL J. ALLEN		CO	/	\$51,500	V

Notes

8/26/2024 Misc: 2025 GENERAL REVALUATION

10/5/2018 Misc: 2019 GENERAL REVALUATION - SFD GR C - / ADD MS:1, MO: 1

Legal

LOT 288 REEVESTON



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 293370-029
WAYNE-293370 (029)

Section/Plat
5004240

Location Address (1)
400 S 23RD ST
RICHMOND, IN 47374

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

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/19/2025	04/22/2025	04/17/2024	04/20/2023	04/16/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$37,400	\$31,700	\$27,800	\$27,800	\$27,800
Land Res (1)	\$37,400	\$31,700	\$27,800	\$27,800	\$27,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$163,600	\$139,400	\$99,000	\$100,100	\$90,300
Imp Res (1)	\$163,600	\$139,400	\$99,000	\$100,100	\$90,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$201,000	\$171,100	\$126,800	\$127,900	\$118,100
Total Res (1)	\$201,000	\$171,100	\$126,800	\$127,900	\$118,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Zoning	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
	F	F		60	60x212	1.16	\$537	\$623	\$37,380	0%	1.0000	100.00	0.00	0.00	\$37,380

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2029

Data Source External Only Collector 08/15/2024 js Appraiser 08/26/2024 Nexus

Land Computations

Calculated Acreage	0.29
Actual Frontage	60
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.29
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	0.29
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	\$37,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$37,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1664 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 Masonry	176	\$9,700
Porch, Enclosed Frame	72	\$7,800
Wood Deck	192	\$4,600

Plumbing

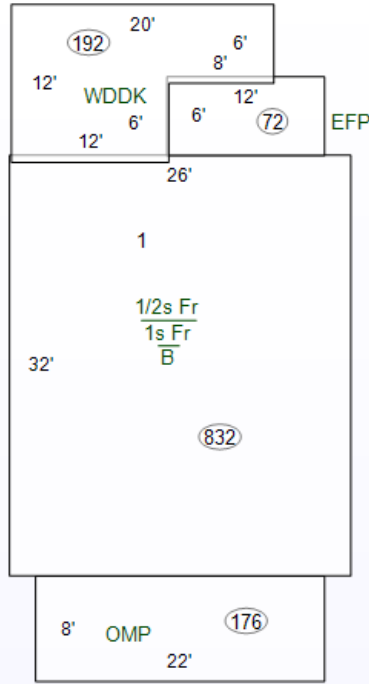
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	832	832	\$90,600	
2					
3					
4					
1/4					
1/2	1Fr	832	832	\$36,900	
3/4					
Attic					
Bsmt		832	0	\$31,100	
Crawl					
Slab					

Total Base				\$158,600
Adjustments	1 Row Type Adj. x 1.00			\$158,600
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)	MS:2 MO:2			\$9,000
No Heating (-)				\$0
A/C (+)	1:832 1/2:832			\$6,000
No Elec (-)				\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800			\$1,600
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$175,200
Sub-Total, 1 Units				
Exterior Features (+)			\$22,100	\$197,300
Garages (+) 0 sqft			\$0	\$197,300
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.85
Replacement Cost				\$176,090

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	1 1/2	Wood Fr	C+1	1930	1985	40	A		0.85		2,496 sqft	\$176,090	28%	\$126,780	0%	100%	1.210	1.000	100.00	0.00	0.00	\$153,400
2: Detached Garage/Boat H	1	Wood Fr	C	1930	1930	95	A	\$55.64	0.85	\$47.29	18'x18'	\$15,323	45%	\$8,430	0%	100%	1.210	1.000	100.00	0.00	0.00	\$10,200
3: Utility Shed	1	SV	C	2023	2023	2	A		0.85		8'x12'		10%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0