

General Information

Parcel Number 89-18-05-310-122.000-030
Local Parcel Number 50-05-310-122.000-29

Ownership

CATANESE, SAND LAWRENCE
212 SW 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 05/25/2021 and 01/01/1900.

Notes

10/2/2019 Misc: 2020 GENERAL REVAL

Tax ID: 029-05284-00

Legal

LOTS 81 & 82 HUNTS REPLAT

Routing Number

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)

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294394-029 WAYNE-294394 (029)
Section/Plat 5005310
Location Address (1) 212 SW G ST RICHMOND, IN 47374

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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

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.

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 2028

Data Source External Only

Collector 08/04/2023 js

Appraiser 08/11/2023 Nexus

Total Value \$17,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2060 sqft  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Patio, Concrete	754	\$6,100
Canopy, Roof Extension	56	\$1,000
Stoop, Masonry	84	\$2,700
Wood Deck	216	\$5,000

**Plumbing**

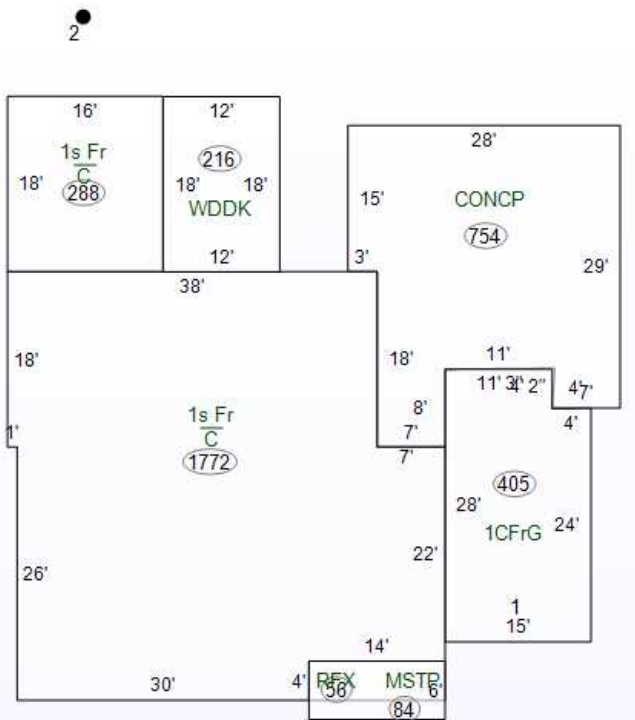
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



Description	Count	Value
REF	1	56
MSTP	1	84

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2060	2060	\$169,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2060	0	\$11,000	
Slab				

**Total Base** \$180,600

**Adjustments** 1 Row Type Adj. x 1.00 \$180,600

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** \$182,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,800	\$197,000
Garages (+) 405 sqft	\$17,600	\$214,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$191,531</b>

**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	Wood Fr	C+1	1955	1961	64	A		0.85		2,060 sqft	\$191,531	42%	\$111,090	0%	100%	1.190	1.000	100.00	0.00	0.00	\$132,200
2: Detached Garage/Boat H	1	Wood Fr	C	2000	2000	25	A	\$42.58	0.85	\$36.19	571 sqft	\$20,666	22%	\$16,120	0%	100%	1.190	1.000	100.00	0.00	0.00	\$19,200