

General Information

Parcel Number 89-18-08-110-104.000-030
Local Parcel Number 50-08-110-104.000-29

Tax ID: 029-15183-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164176-029 WAYNE-164176 (029)
Section/Plat 5008110
Location Address (1) 1145 ABINGTON PIKE RICHMOND, IN 47374

Zoning ZO01 Residential

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 2028

Ownership

GIANNITELLI, ANGELO J & CHERYL
1145 ABINGTON PIKE
RICHMOND, IN 47374

Legal

PT SW SEC 5-13-1 PT W M D NW SEC 8-13-1
0.298A



Transfer of Ownership

Date 01/01/1900 Owner GIANNITELLI, ANGEL
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

8/3/2023 Misc: 2024 GENERAL REVAL

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2038 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
Wood Deck	540	\$9,600

Plumbing

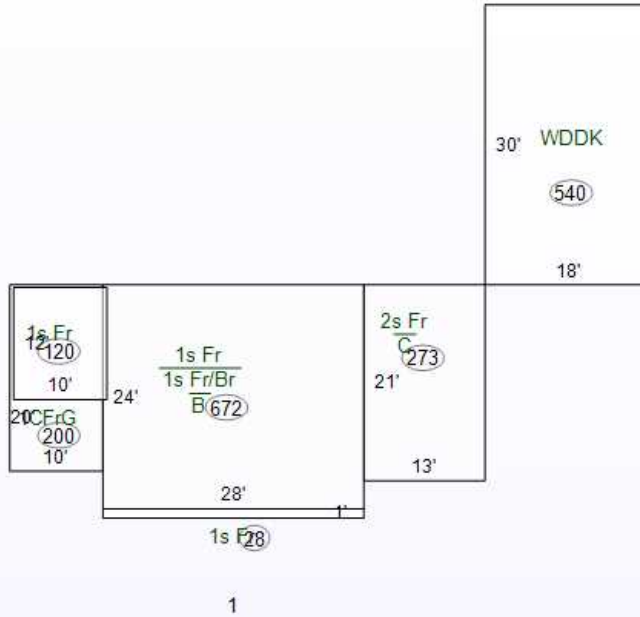
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
1		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	945	945	\$102,800	
2	1Fr	1093	1093	\$55,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		672	0	\$28,100	
Crawl		273	0	\$4,300	
Slab					

Total Base	\$190,500
Adjustments	\$190,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:945 2:1093 \$6,600
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$203,200
Sub-Total, 1 Units	
Exterior Features (+)	\$9,600 \$212,800
Garages (+) 200 sqft	\$11,300 \$224,100
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
Replacement Cost	\$200,009

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+1	1945	1965	60	A		0.85		2,710 sqft	\$200,009	40%	\$120,010	0%	100%	1.170	1.000	100.00	0.00	0.00	\$140,400
2: Lean-To	1	Earth Flo	D	2021	2021	4	A	\$5.58	0.85		6'x8' x 10'	\$182	10%	\$160	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
3: Utility Shed	1	SV	D	1992	1992	33	A		0.85		16'x24'		65%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0