

89-18-10-200-714.000-030

WITTE, MICHAEL M & CATHERI

1546 HUNTERS POINTE DR

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-10-200-714.000-030
Local Parcel Number 50-10-200-714.000-29

Tax ID: 029-04078-14

Routing Number 5010200-075

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 293454-029 WAYNE-293454 (029)
Section/Plat 5010200
Location Address (1) 1546 HUNTERS POINTE DR 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 Wednesday, April 30, 2025

Review Group 2027

Ownership

WITTE, MICHAEL M & CATHERINE A
1546 HUNTERS POINTE DR
RICHMOND, IN 47374

Legal

LOT 91 HUNTERS POINTE SEC 4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/02/2016 and 01/01/1900 transactions.

Notes

11/17/2022 Misc: 2023 GENERAL REVAL

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.38), Actual Frontage (96), Developer Discount, Parcel Acreage (0.38), 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 (0.38), 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 (\$48,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$48,600).

Data Source External Only

Collector 11/07/2022 jh

Appraiser 11/17/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 4607 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	192	\$1,500
Wood Deck	400	\$7,900
Porch, Open Masonry	49	\$4,700

**Plumbing**

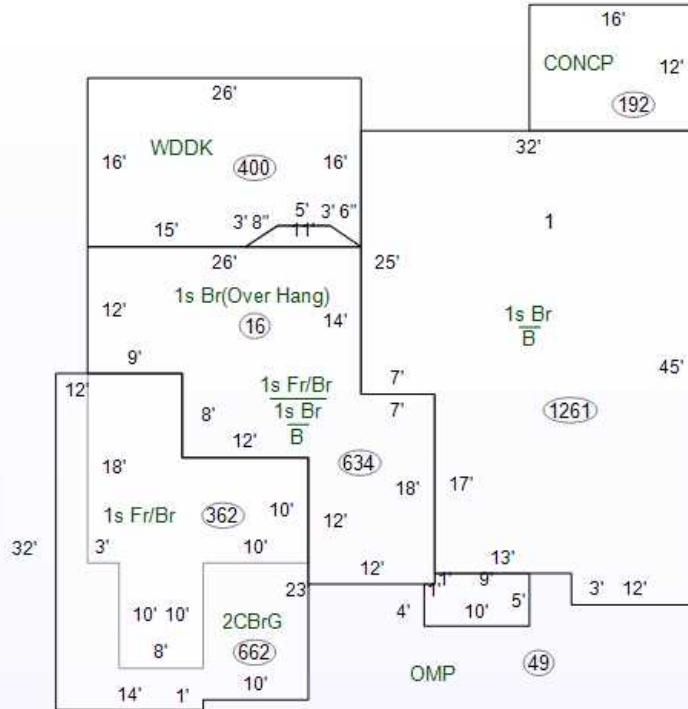
	#	TF
<b>Full Bath</b>	4	12
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	7	16

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,800

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1	7	1911	1911	\$176,600
2	92	996	996	\$55,600
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1895	1700		\$112,500
Crawl				
Slab				

**Total Base** \$344,700

**Adjustments** 1 Row Type Adj. x 1.00 \$344,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1911 2:996	\$7,600
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

**Sub-Total, One Unit** \$367,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,100	\$381,500
Garages (+) 662 sqft	\$27,300	\$408,800
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.85

**Replacement Cost** \$416,976

**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	5/6 Maso	B	1993	1993	32	G		0.85		4,802 sqft	\$416,976	19%	\$337,750	0%	100%	1.220	1.000	100.00	0.00	0.00	\$412,100