

89-18-14-000-207.000-028

RODEGHERO, THOMAS L & NA

2318 MINNEMAN RD

510, 1 Family Dwell - Platted Lot

WAYNE-153157 (015)/1531

1/2

General Information

Parcel Number 89-18-14-000-207.000-028
Local Parcel Number 50-14-000-207.000-15

Tax ID: 015-01492-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 153157-015
WAYNE-153157 (015)

Section/Plat 5014000

Location Address (1)
2318 MINNEMAN RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

RODEGHERO, THOMAS L & NANCY
2318 MINNEMAN RD
RICHMOND, IN 47374

Legal

LOT 4 HOLTHOUSE ESTATES SUB



Transfer of Ownership

Date 01/01/1900 Owner RODEGHERO, THOM Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/30/2022 Misc: 2023 GENERAL REVAL

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

Table with 7 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 Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 15 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 2 columns: Description, Value. Includes 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 \$36,300

Data Source External Only

Collector 11/08/2022 jh

Appraiser 11/30/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2267 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	90	\$800
Patio, Concrete	112	\$800
Porch, Open Frame	420	\$17,200
Patio, Concrete	175	\$1,300

Plumbing

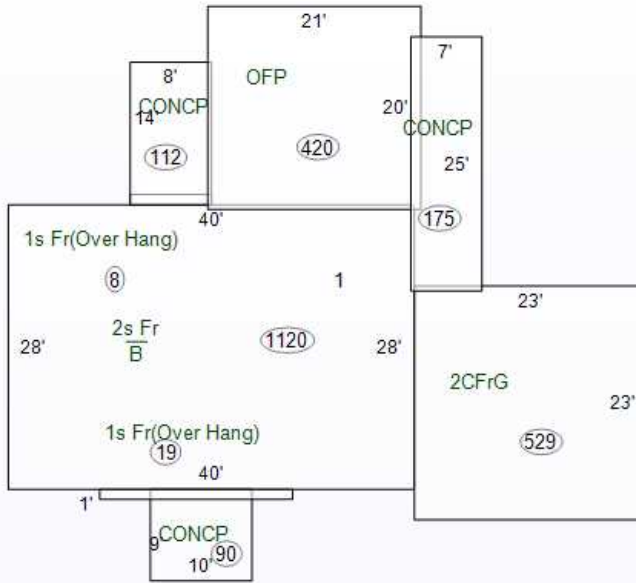
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1128	1128	\$113,100	
2	1Fr	1139	1139	\$57,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1120	0	\$37,500	
Crawl					
Slab					

Total Base \$207,600

Adjustments 1 Row Type Adj. x 1.00 \$207,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:1139 1:1128	\$6,200
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$217,800

Sub-Total, 1 Units

Exterior Features (+)	\$20,100	\$237,900
Garages (+) 529 sqft	\$21,400	\$259,300
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85

Replacement Cost \$253,466

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	Wood Fr	B-1	1979	1979	46	A		0.85		3,387 sqft	\$253,466	30%	\$177,430	0%	100%	1.270	1.000	100.00	0.00	0.00	\$225,300
2: Detached Garage/Boat H	1	Wood Fr	C	2001	2001	24	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	22%	\$15,970	0%	100%	1.270	1.000	100.00	0.00	0.00	\$20,300