

89-16-16-100-801.000-029

HEBENSTREIT, WILLIAM D & M

1343 FAIRACRES RD

510, 1 Family Dwell - Platted Lot

WAYNE-164179 (016)/1641

1/2

General Information

Parcel Number 89-16-16-100-801.000-029
Local Parcel Number 46-16-100-801.000-16

Tax ID: 016-01484-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164179-016 WAYNE-164179 (016)
Section/Plat 4616100
Location Address (1) 1343 FAIRACRES RD 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 2030

Ownership

HEBENSTREIT, WILLIAM D & MARCE
1343 FAIRACRES RD
RICHMOND, IN 47374

Legal

LOT 53 FAIR ACRES ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/21/2019 and 01/01/1900.

Notes

11/5/2020 Misc: 2021 GENERAL REVAL
11/6/2019 Misc: 2020 PER F/C: CHANGE FROM FR TO BR, CHANGE OFF TO CNPY/CONC, CHANGE CONDITION TO FAIR
8/15/2016 : 2017: GENERAL REVAL PHASE 3

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

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

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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: Description, Value. Rows include Calculated Acreage (0.40), Actual Frontage (82), Developer Discount, Parcel Acreage (0.41), 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 (0.41), 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 (\$12,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,400).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1300 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
Canopy, Shed Type	192	\$1,600

**Plumbing**

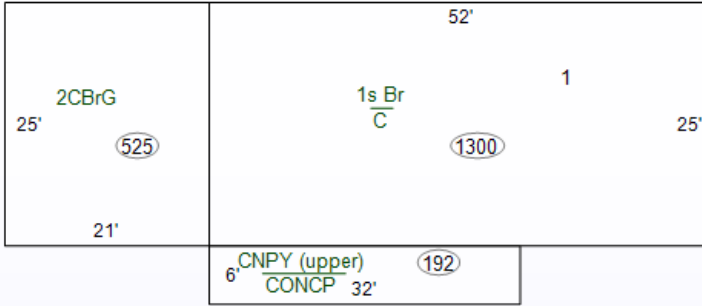
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1300	1300	\$137,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1300	0	\$8,800	
Slab					

**Total Base** \$145,900

**Adjustments** 1 Row Type Adj. x 1.00 \$145,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1300	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$156,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$3,100	\$159,500
Garages (+) 525 sqft	\$22,300	\$181,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$154,530

**Specialty Plumbing**

Description	Count	Value

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Brick	C	1965	1975	50	F			0.85		1,300 sqft	\$154,530	40%	\$92,720	0%	100%	1.180	1.000	100.00	0.00	0.00	\$109,400