

89-16-28-120-119.000-030

BOULEY, JOSHUA & KOURTNE

2309 OAK PARK DR

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-28-120-119.000-030
Local Parcel Number 46-28-120-119.000-29

Tax ID: 029-02617-00

Routing Number

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 293226-029
WAYNE-293226 (029)

Section/Plat 4628120

Location Address (1)
2309 OAK PARK 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 Tuesday, April 29, 2025

Review Group 2030

Ownership

BOULEY, JOSHUA & KOURTNEE UP
2309 OAK PARK DR
RICHMOND, IN 47374

Legal

LOT 56 OAK PARK SUB DIV SEC 2

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/06/2023 and 01/01/1900.

Notes

11/12/2020 Misc: 2021 GENERAL REVAL



Res

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, 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). Rows for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Row for F, F, 80, 80x115, 0.95, \$383, \$364, \$29,120, 0%, 1.0000, 100.00, 0.00, 0.00, \$29,120.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.21), Actual Frontage (80), Developer Discount, Parcel Acreage (0.21), 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 (0.21), 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 (\$29,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,100).

Data Source External Only

Collector 05/26/2020 ts

Appraiser 11/12/2020 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style Tri-Level
Finished Area 1688 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	520	\$3,700

Plumbing

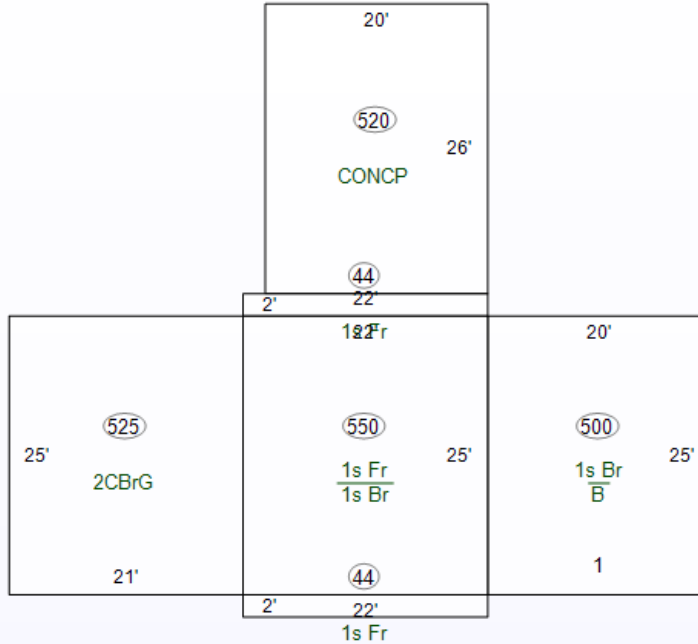
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1138	1138	\$124,100	
2	1Fr	550	550	\$37,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		500	0	\$24,100	
Crawl					
Slab					

Total Base	\$185,200
Adjustments	1 Row Type Adj. x 1.00
Total	\$185,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1138 2:550 \$5,300
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$200,000
Sub-Total, 1 Units	
Exterior Features (+)	\$3,700 \$203,700
Garages (+) 525 sqft	\$22,300 \$226,000
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
Replacement Cost	\$201,705

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	2	4/6 Maso	C+1	1969	1969	56	A			0.85		2,188 sqft	\$201,705	40%	\$121,020	0%	100%	1.220	1.000	100.00	0.00	0.00	\$147,600