

89-16-28-140-302.000-030

BUCHER, MARILYN J

1598 OAK PARK DR

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-28-140-302.000-030
Local Parcel Number 46-28-140-302.000-29

Tax ID: 029-06310-00

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 4628140
Location Address (1) 1598 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

BUCHER, MARILYN J
1589 OAK PARK DR
RICHMOND, IN 47374

Legal

LOT 7 OAK PARK SUB SEC 1 AMENDED PLAT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/05/2022 and 01/01/1900.

Notes

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 (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.23), Actual Frontage (83), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$30,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$30,500).

Data Source Aerial

Collector 11/18/2020 ts

Appraiser 11/18/2020 gc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1612 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Patio, Concrete	90	\$800
Wood Deck	240	\$5,400

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	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	996	996	\$115,700	
2	1Fr	616	616	\$40,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		468	0	\$23,400	
Crawl					
Slab		528	0	\$0	

Total Base \$179,300
Adjustments 1 Row Type Adj. x 1.00 \$179,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:996 2:616	\$5,100
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$186,000	
Sub-Total, 1 Units		
Exterior Features (+)	\$6,200	\$192,200
Garages (+) 364 sqft	\$16,600	\$208,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$186,354

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	1967	1967	58	A			0.85		2,080 sqft	\$186,354	40%	\$111,810	10%	100%	1.220	1.000	100.00	0.00	0.00	\$122,800
2: Detached Garage/Boat H	1	Wood Fr	C	1993	1993	32	A		\$44.13	0.85	\$37.51	20'x24'	\$18,005	26%	\$13,320	0%	100%	1.220	1.000	100.00	0.00	0.00	\$16,300