

89-16-28-310-128.000-031

LANGHORST, DOUGLAS ALLEN

1040 OAK DR

510, 1 Family Dwell - Platted Lot

WAYNE-304405 (030)/3044

1/2

General Information

Parcel Number
89-16-28-310-128.000-031

Local Parcel Number
46-28-310-128.000-30

Tax ID:
030-00132-00

Routing Number

Ownership

LANGHORST, DOUGLAS ALLEN TRU
CYNTHIA EILEEN LANGHORST TRU
2210 AUTUMN WAY
RICHMOND, IN 47374

Legal

PT LOT 14 BULLA 0.288A & 100 X 100 FT SW
CORNER LOT 14 BULLA SUBJ TO 20 FT ST DED
ENT S SIDE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/31/2025	LANGHORST, DOUG	2025000683	WD	/	\$65,000	I
01/30/2025	REDD, NANCY K 1/2	2025000653	QC	/		I
01/30/2025	REDD, NANCY K 1/2,	2025000652	QC	/		I
01/30/2025	REDD, NANCY K 12/3	2025000641	RR	/		I
01/28/2025	REDD, NANCY K 12/3	2025000547	SA	/		I
01/01/1900	REDD, NANCY K, PA		CO	/		I

Notes

10/27/2020 Misc: 2021 GENERAL REVAL

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$20,600	Land	\$20,600	\$17,400	\$15,300	\$15,300	\$15,300
\$20,600	Land Res (1)	\$20,600	\$17,400	\$15,300	\$15,300	\$15,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$22,600	Improvement	\$22,600	\$19,200	\$16,900	\$17,100	\$15,700
\$22,400	Imp Res (1)	\$22,400	\$19,000	\$16,700	\$16,900	\$15,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Imp Non Res (3)	\$200	\$200	\$200	\$200	\$200
\$43,200	Total	\$43,200	\$36,600	\$32,200	\$32,400	\$31,000
\$43,000	Total Res (1)	\$43,000	\$36,400	\$32,000	\$32,200	\$30,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Total Non Res (3)	\$200	\$200	\$200	\$200	\$200

District 031 (Local 030)
SPRING GROVE TOWN

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 304405-030
WAYNE-304405 (030)

Section/Plat
4628310

Location Address (1)
1040 OAK DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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
F	F		161	161x140	1.08	\$242	\$261	\$42,021	-51%	1.0000	100.00	0.00	0.00	\$20,590

Land Computations

Calculated Acreage	0.52
Actual Frontage	161
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.52
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	0.52
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	\$20,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,600

Data Source External Only

Collector 09/11/2020 ts

Appraiser 10/27/2020 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1594 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
Porch, Open Frame	143	\$8,300
Stoop, Masonry	60	\$2,300

Plumbing

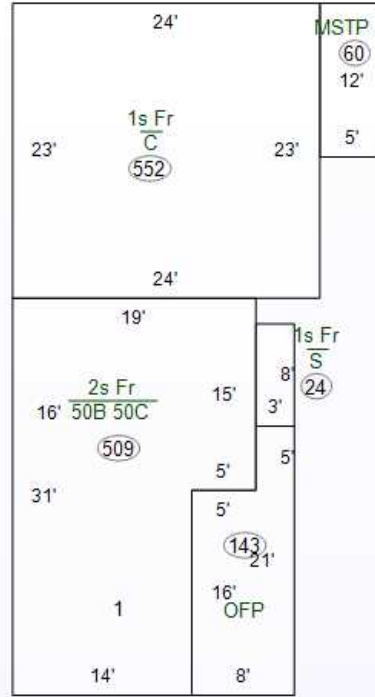
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1085	1085	\$110,000	
2 1Fr	509	509	\$34,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	254	0	\$19,000	
Crawl	806	0	\$6,800	
Slab	24	0	\$0	
Total Base			\$170,500	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$170,500

Sub-Total, 1 Units

Exterior Features (+)	\$10,600	\$181,100
Garages (+) 0 sqft	\$0	\$181,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$130,845

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	D+1	1910	1910	115 A		0.85		1,848 sqft	\$130,845	50%	\$65,420	70%	100%	1.140	1.000	100.00	0.00	0.00	\$22,400
2: Type 2 Barn	1		D	1910	1910	115 A	\$51.72	0.85		14' x 24' x 16'	\$10,959	65%	\$3,840	95%	100%	1.000	1.000	0.00	0.00	100.00	\$200