

89-16-32-110-113.000-030

BOATMAN, ROBERT W & LOIS A

1221 HARRIS ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-32-110-113.000-030
Local Parcel Number 46-32-110-113.000-29

Tax ID: 029-23096-00

Routing Number 4632110-048

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 295244 N-029
WAYNE-295244 NORTH (029)

Section/Plat 4632110

Location Address (1)
1221 HARRIS ST
RICHMOND, IN 47374

Zoning

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

BOATMAN, ROBERT W & LOIS A
1221 HARRIS ST
RICHMOND, IN 47374

Legal

40X150' NW SEC 32-14-1 0.13A EX 10X 145' 20'
OM 13; OM 14 0.60A LOTS 6&7 FHD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 04/12/2017, 12/31/2008, 01/01/1900 and owners BOATMAN, ROBERT, HALL-DELORIA, DEN.

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2025, 2024, 2023, 2022, 2021.

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

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. Rows include F, R.

Notes

12/14/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.84), Actual Frontage (211), Developer Discount, Parcel Acreage (0.84), 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 (0.84), 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 (\$32,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$32,700).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1968 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	288	\$2,200
Porch, Open Frame	48	\$4,300
Porch, Open Frame	192	\$10,100
Porch, Open Frame	160	\$8,300
Canopy, Shed Type	180	\$1,400

Plumbing

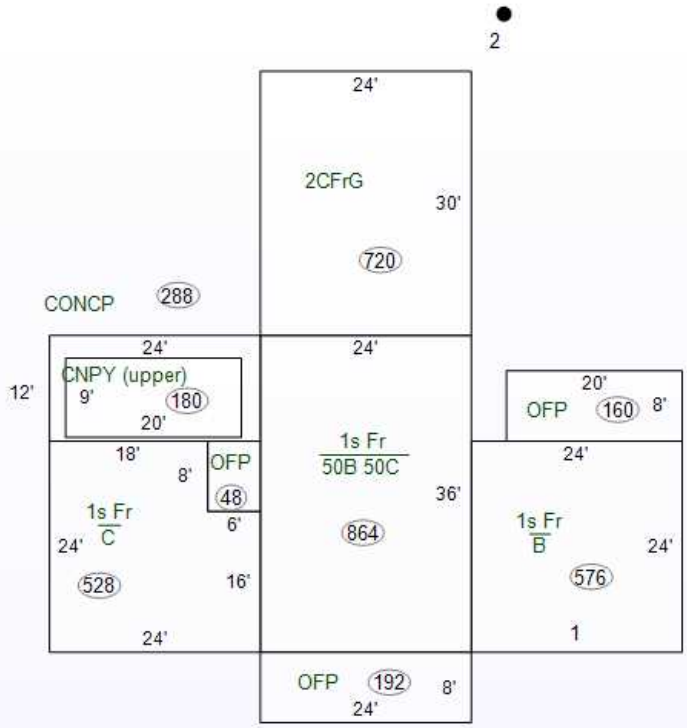
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1968	1968	\$165,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1008	0	\$34,600	
Crawl	960	0	\$7,400	
Slab				

Total Base \$207,000

Adjustments 1 Row Type Adj. x 1.00 \$207,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$214,900

Sub-Total, 1 Units

Exterior Features (+)	\$26,300	\$241,200
Garages (+) 720 sqft	\$27,500	\$268,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$216,975

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	1	Wood Fr	C-1	1900	1900	125 F		0.85		2,976 sqft	\$216,975	50%	\$108,490	35%	100%	0.880	1.000	100.00	0.00	0.00	\$62,100
2: Barn, Pole (T3)	1	T31SO	D	1970	1970	55 P	\$24.52	0.85		10' x 20' x 14'	\$3,335	80%	\$670	75%	100%	0.880	1.000	100.00	0.00	0.00	\$100