

89-16-32-120-213.000-030

EVERSOLE, HERBERT & JANET

1201 BOYER ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-32-120-213.000-030
Local Parcel Number 46-32-120-213.000-29

Tax ID: 029-12630-00

Routing Number 4632120-129

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 4632120

Location Address (1)
1201 BOYER 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

EVERSOLE, HERBERT & JANET M
1201 BOYER ST
RICHMOND, IN 47374

Legal

47 1/2 X 113 1/2 FT NW SEC 32-14-1 OM 75



Transfer of Ownership

Date 01/01/1900 Owner EVERSOLE, HERBER Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/7/2021 Misc: 2022: GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value \$10,600.

Data Source Aerial

Collector 10/18/2021 rc

Appraiser 12/07/2021 en

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2 1/2  
**Style** N/A  
**Finished Area** 1434 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	98	\$6,300
Stoop, Masonry	112	\$3,200

**Plumbing**

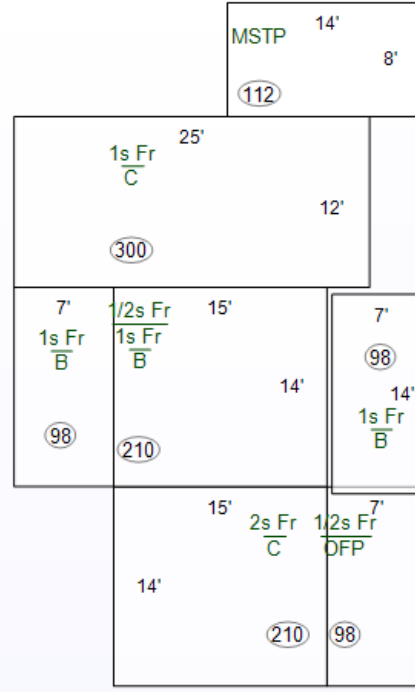
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	916	916	\$99,000	
2	1Fr	210	210	\$21,500	
3					
4					
1/4					
1/2	1Fr	308	308	\$19,100	
3/4					
Attic					
Bsmt		406	0	\$21,500	
Crawl		510	0	\$5,700	
Slab					

**Total Base** \$166,800  
**Adjustments 1 Row Type Adj. x 1.00** \$166,800

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

<b>Sub-Total, One Unit</b>	\$166,800
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$9,500 \$176,300
Garages (+) 0 sqft	\$0 \$176,300
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
<b>Replacement Cost</b>	\$127,377

**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 1/2	Wood Fr	D+1	1925	1925	100	F			0.85		1,840 sqft	\$127,377	65%	\$44,580	0%	100%	0.880	1.000	100.00	0.00	0.00	\$39,200