

89-16-32-140-114.000-030

BENNETT, SHAYNE M & CIERRA

923 BOYER ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number
89-16-32-140-114.000-030

Local Parcel Number
46-32-140-114.000-29

Tax ID:
029-46068-00

Routing Number
4632140-130

Ownership

BENNETT, SHAYNE M & CIERRA L
233 NW J ST
RICHMOND, IN 47374

Legal

33 1/2 FT X 154 FT O M 79 SEC 32-14-1

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/11/2021	BENNETT, SHAYNE	2021010035	QC	/		I
09/07/2017	BENNETT, LARRY	2017007311	WD	/	\$13,000	I
09/16/2008	GEORGE, RONALD &	2008008361	SW	/	\$25,000	I
04/01/2008	ACCREDITED HOME	2008003047	SH	/	\$0	I
01/01/1900	CAMPBELL, JOHN &	2008003047	SH	/		I

Notes

11/15/2021 Misc: 2022: GENERAL REVALUATION

9/14/2017 Misc: 2018 INCOME APPROACH 06-15-18

2018 GENERAL REVALUATION

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294241-029
WAYNE-294241 (029)

Section/Plat
4632140

Location Address (1)
923 BOYER ST
RICHMOND, IN 47374

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"/>
\$7,000	Land	\$7,000	\$5,900	\$5,200	\$5,200	\$5,200
\$7,000	Land Res (1)	\$7,000	\$5,900	\$5,200	\$5,200	\$5,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$38,200	Improvement	\$38,200	\$32,400	\$28,500	\$28,800	\$26,000
\$38,200	Imp Res (1)	\$38,200	\$32,400	\$28,500	\$28,800	\$26,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$45,200	Total	\$45,200	\$38,300	\$33,700	\$34,000	\$31,200
\$45,200	Total Res (1)	\$45,200	\$38,300	\$33,700	\$34,000	\$31,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		33	33x154	1.12	\$188	\$211	\$6,963	0%	1.0000	100.00	0.00	0.00	\$6,960

Zoning

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

Land Computations

Calculated Acreage	0.12
Actual Frontage	33
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$7,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$7,000

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1368 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	336	\$2,400
Porch, Open Masonry	128	\$8,000
Wood Deck	24	\$1,200
Wood Deck	96	\$2,800

Plumbing

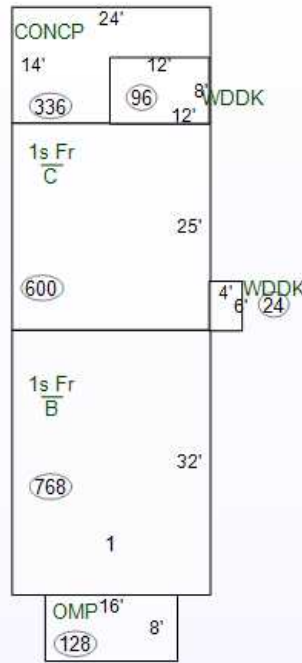
TF
Full Bath 1 3
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 7

Accommodations

Bedrooms 2
Living Rooms 1
Dining Rooms 1
Family Rooms 1
Total Rooms 7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1368	1368	\$127,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	768	0	\$30,100	
Crawl	600	0	\$6,300	
Slab				

Total Base \$164,300

Adjustments 1 Row Type Adj. x 1.00 \$164,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1368	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$170,500

Sub-Total, 1 Units

Exterior Features (+)	\$14,400	\$184,900
Garages (+) 0 sqft	\$0	\$184,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$125,732

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	1	Wood Fr	D	1890	1930	95	A			0.85		2,136 sqft	\$125,732	50%	\$62,870	50%	100%	1.060	1.000	100.00	0.00	0.00	\$33,300
2: Detached Garage/Boat H	1	Wood Fr	D	1910	1910	115	F		\$48.82	0.85	\$33.20	18'x22'	\$13,146	65%	\$4,600	0%	100%	1.060	1.000	100.00	0.00	0.00	\$4,900