

89-16-32-210-111.000-031

HEASTON, CHARLES L & JANE

19 SUNSET DR

510, 1 Family Dwell - Platted Lot

WAYNE-304405 (030)/3044

1/2

General Information

Parcel Number 89-16-32-210-111.000-031
Local Parcel Number 46-32-210-111.000-30

Tax ID: 030-00127-00

Routing Number 4632210-111

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 031 (Local 030)
SPRING GROVE TOWN

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 304405-030
WAYNE-304405 (030)

Section/Plat 4632210

Location Address (1)
19 SUNSET 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

HEASTON, CHARLES L & JANET E
19 SUNSET DR
RICHMOND, IN 47374

Legal

LOT 23 SPRING GROVE HTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 03/31/2009 and 01/01/1900.

Notes

11/24/2021 Misc: 2022 GENERAL REVALUATION

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 data for years 2022-2025.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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, Total Value.

Data Source Aerial

Collector 11/10/2021 jf

Appraiser 11/24/2021 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 968 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
Canopy, Roof Extension	88	\$1,600
Patio, Concrete	88	\$800
Porch, Enclosed Frame	49	\$6,300

Plumbing

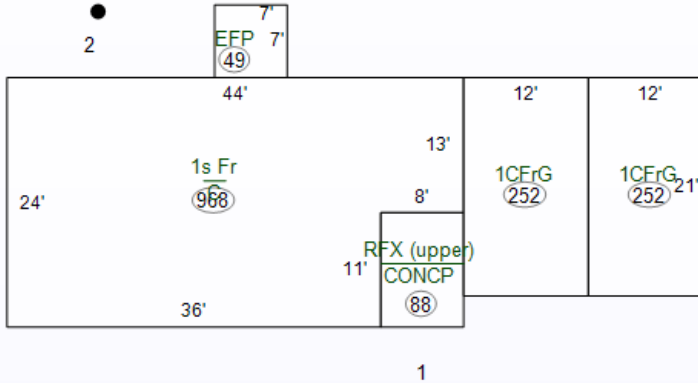
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	968	968	\$103,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	968	0	\$7,500	
Slab				

Total Base \$110,700
Adjustments 1 Row Type Adj. x 1.00 \$110,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:968 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$114,500

Sub-Total, 1 Units

Exterior Features (+)	\$8,700	\$123,200
Garages (+) 504 sqft	\$25,600	\$148,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$113,832

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+2	1953	1953	72	G		0.85			968 sqft	\$113,832	45%	\$62,610	10%	100%	1.140	1.000	100.00	0.00	0.00	\$64,200
2: Utility Shed	1	SV	D	1991	1991	34	A		0.85			8'x14'		65%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0