

General Information

Parcel Number 89-16-32-220-312.000-031
Local Parcel Number 46-32-220-312.000-30

Tax ID: 030-00098-00

Routing Number 4632220-032

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 4632220

Location Address (1)
14 BON AIRE LN
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

CALLEBS, SIE
14 BON AIRE
RICHMOND, IN 47374

Legal

LOT 5 SPRING GROVE HTS 2ND ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/20/2023 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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows 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: Description, 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.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1230 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
Patio, Concrete	156	\$1,200
Canopy, Roof Extension	104	\$1,600
Stoop, Masonry	40	\$2,300

**Plumbing**

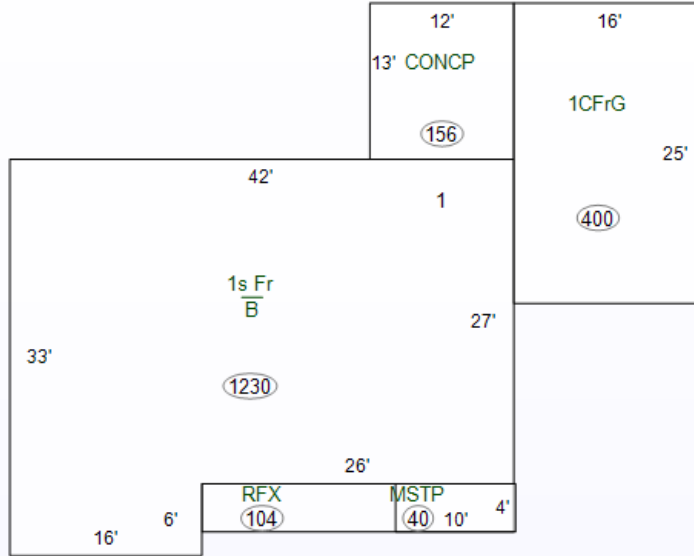
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
13' CONCP	1	\$156
1CFrG	1	\$400
1s Fr	1	\$1230
RFX	1	\$104
MSTP	1	\$40

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1230	1230	\$119,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1230	0	\$39,800	
Crawl				
Slab				

**Total Base** \$159,200

**Adjustments** 1 Row Type Adj. x 1.00 \$159,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$165,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,100	\$170,400
Garages (+) 400 sqft	\$17,600	\$188,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$159,800

**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	1954	1954	71	A		0.85		2,460 sqft	\$159,800	45%	\$87,890	0%	100%	1.140	1.000	100.00	0.00	0.00	\$100,200