

89-16-34-230-302.000-030

LEBO, MICHAEL A & BARBARA

3115 FOREST DR

510, 1 Family Dwell - Platted Lot

WAYNE-293294 (029)/2932

1/2

General Information

Parcel Number
89-16-34-230-302.000-030
Local Parcel Number
46-34-230-302.000-29

Tax ID:
029-45837-00

Routing Number

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 293294-029
WAYNE-293294 (029)

Section/Plat

Location Address (1)
3115 FOREST DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard

Public Utilities
All

ERA

Streets or Roads
Paved

TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

LEBO, MICHAEL A & BARBARA J L/E
BETH L DARRAH
3115 FOREST DR
RICHMOND, IN 47374

Legal

LOT 74 EX 0.025A & PT LOT 75 0.103A & LOT 73
GLEN HILLS 2ND SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 01/01/1900 to 10/18/2021.

Notes

8/9/2024 Misc: 2025 GENERAL REVALUATION
7/21/2021 Misc: 2022: CORRECTED LAND
10/5/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with columns: Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Values include assessment years, dates, methods, and dollar amounts.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.73), Actual Frontage (185), Developer Discount, Parcel Acreage (0.73), 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 (0.73), 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 (\$48,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$48,300).

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. Row shows F, F, 185, 184x173, 1.16, \$302, \$350, \$64,400, -25%, 1.0000, 100.00, 0.00, 0.00, \$48,300.

Data Source External Only

Collector 07/23/2024 js

Appraiser 08/09/2024 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	2284 sqft
<b>Make</b>	

**Floor Finish**

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

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Porch, Open Frame	288	\$14,000
Wood Deck	418	\$7,900
Stoop, Masonry	28	\$1,800
Patio, Concrete	140	\$1,200

**Plumbing**

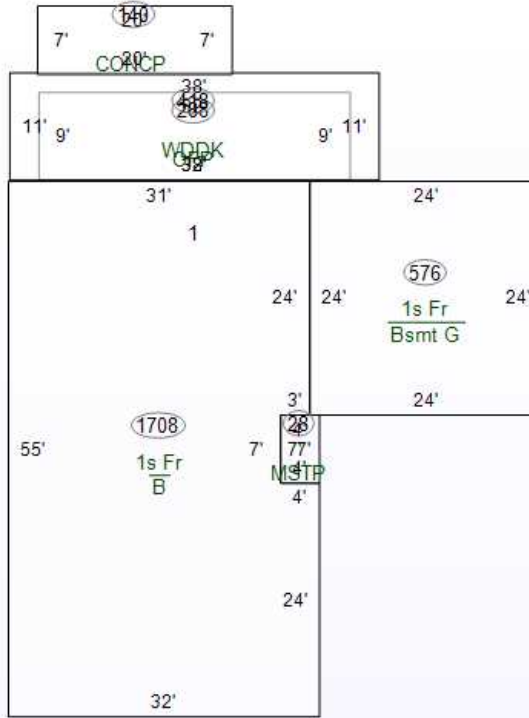
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	11

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2284	2284	\$183,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1708	0	\$49,300	
Crawl				
Slab				

**Total Base** \$232,700

**Adjustments 1 Row Type Adj. x 1.00** \$232,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1600	\$29,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:2284	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$281,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$24,900	\$305,900
Garages (+) 0 sqft	\$0	\$305,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

**Replacement Cost** \$286,017

**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	C+2	1966	1966	59	A			0.85		3,992 sqft	\$286,017	40%	\$171,610	26%	100%	1.230	1.000	100.00	0.00	0.00	\$156,200