

89-17-12-000-413.000-028

BREEDEN, BOBBY W

2467 TEST RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 S/W)/1

1/2

General Information

Parcel Number 89-17-12-000-413.000-028
Local Parcel Number 49-12-000-413.000-15

Tax ID: 015-01012-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 S/W WAYNE-154158 (015 S/W)
Section/Plat 4912000
Location Address (1) 2467 TEST RD RICHMOND, IN 47374

Ownership

BREEDEN, BOBBY W
2467 TEST RD
RICHMOND, IN 47374

Legal

PT SE SEC 12-13-2 1A & 1.86A

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 12/14/2020.

Notes

10/10/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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. Rows 9, 91, 82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.86), Actual Frontage (0), Developer Discount, Parcel Acreage (2.86), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.05), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.81), Total Acres Farmland (0.00), 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 (\$20,900), 91/92 Value (\$3,900), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$3,900), CAP 3 Value (\$0), Total Value (\$24,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1062 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
Wood Deck	252	\$5,400
Patio, Concrete	165	\$1,300
Patio, Concrete	133	\$1,000
Canopy, Shed Type	133	\$1,100

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	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

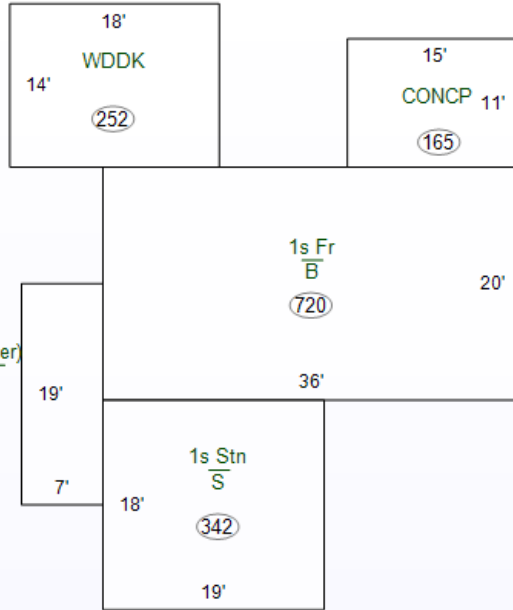
Heat Type

Central Warm Air

CNPY (upper)
CONCP
(133)

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1062	1062	\$112,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	720	0	\$29,100	
Crawl				
Slab	342	0	\$0	
Total Base			\$141,100	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1062	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$149,600

Sub-Total, 1 Units

Exterior Features (+)	\$8,800	\$158,400
Garages (+) 0 sqft	\$0	\$158,400
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$107,712

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	2/6 Maso	D	1950	1950	75	A			0.85		1,782 sqft	\$107,712	50%	\$53,860	0%	100%	1.280	1.000	100.00	0.00	0.00	\$68,900
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75	A		\$37.41	0.85	\$31.80	26'x30'	\$24,803	45%	\$13,640	0%	100%	1.280	1.000	100.00	0.00	0.00	\$17,500