

89-17-12-300-213.000-028

BOICOURT, GORDON E

3279 TEST RD

510, 1 Family Dwell - Platted Lot

WAYNE-154162 (015)/1541

1/2

General Information

Parcel Number
89-17-12-300-213.000-028
Local Parcel Number
49-12-300-213.000-15

Tax ID:
015-00155-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154162-015
WAYNE-154162 (015)

Section/Plat
4912300

Location Address (1)
3279 TEST RD
RICHMOND, IN 47374

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

Printed Tuesday, April 29, 2025
Review Group 2028

Ownership

BOICOURT, GORDON E
3279 TEST RD
RICHMOND, IN 47374

Legal

LOT 3 & 8 FT 9 IN FRONTAGE E PT LOT 2 CLEAR
CREEK HTS SUB 1ST ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 07/12/2018 to 01/01/1900.

Notes

4/16/2025 Misc: 2025: REMOVED STRUCTURE
DUE TO FIRE ON SEPT 2, 2024. 100% LOSS PER
F/C
10/9/2019 Misc: 2020 GENERAL REVAL
12/20/2018 Misc: 2019 : SFD EFF YR 1973 / ADD
2 SFR/S, EFP / CORRECT UTILITY SHED PER
PERMIT F/C TOWNSHIP ASSESSOR 12/18/2018

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 valuation data for years 2023 and 2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 data for F, F, 99, 99x200, 1.11, \$201, \$223, \$22,077, -20%, 1.0000, 100.00, 0.00, 0.00, \$17,660.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.45), Actual Frontage (99), Developer Discount, Parcel Acreage (0.46), 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 (0.46), 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 (\$17,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,700).

**General Information**

Occupancy Utility Shed  
 Description Utility Shed  
 Story Height 0  
 Style N/A  
 Finished Area  
 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

**Plumbing**

# TF  
 Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Accommodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Heat Type**

1

Description	Count	Value
Specialty Plumbing	2	

**Specialty Plumbing**

Description Count Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Total Base**

**Adjustments**

Row Type	Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$6,729

**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: Utility Shed	1	SV	C	2014	2014	11	P		0.85			18'x32'		45%		0%	100%	1.160	1.000	100.00	0.00	0.00	\$0
2: Utility Shed	1	SV	C	2017	2017	8	P		0.85			10'x12'		35%		0%	100%	1.160	1.000	100.00	0.00	0.00	\$0