

General Information

Parcel Number 89-17-23-000-407.000-004
Local Parcel Number 34-23-000-407.000-03

Tax ID: 003-00264-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3423000
Location Address (1) 3755 ABINGTON PIKE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2027

Ownership

BOSWELL, CLARENCE E & KAREN M
3755 ABINGTON PIKE RICHMOND, IN 47374

Legal

PT FRACT SEC 23-13-2 2.30A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/22/2008 and 01/01/1900.

Notes

12/12/2022 Misc: 2023 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, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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

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 include lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.30), Actual Frontage (0), Developer Discount, Parcel Acreage (2.30), 81-83 Legal Drain NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.00), 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 (\$21,800), 91/92 Value (\$6,600), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$6,600), CAP 3 Value (\$0), Total Value (\$28,400).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2640 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Patio, Concrete	112	\$800
Porch, Enclosed Frame	144	\$11,600
Porch, Open Frame	288	\$14,000

Plumbing

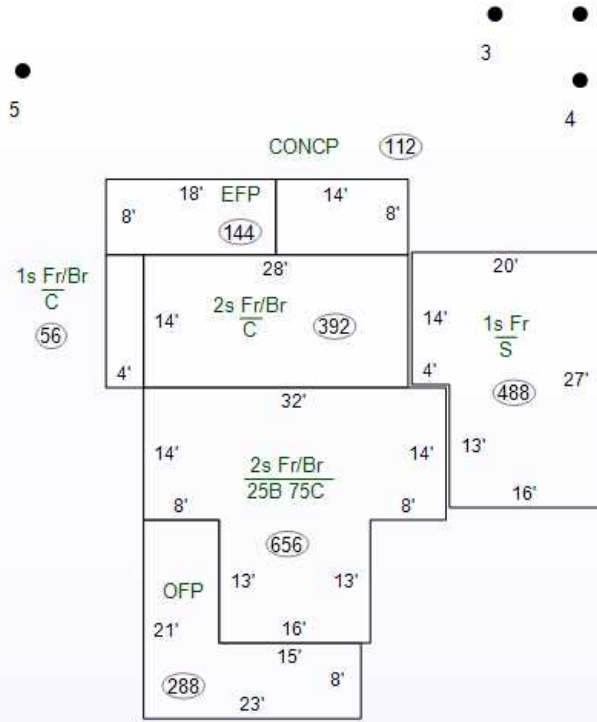
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1592	1592	\$142,800	
2 91A	1048	1048	\$55,600	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	164	0	\$17,700	
Crawl	940	0	\$7,400	
Slab	488	0	\$0	
Total Base			\$223,500	

Adjustments

1 Row Type Adj. x 1.00		\$223,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	2:1048 1:1592	\$7,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$1,700
Elevator (+)		\$0
Sub-Total, One Unit		\$239,100

Sub-Total, 1 Units

Exterior Features (+)	\$26,400	\$265,500
Garages (+) 0 sqft	\$0	\$265,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$236,959

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	2	1/6 Maso	C+1	1910	1937	88 A		0.85		2,804 sqft	\$236,959	45%	\$130,330	0%	100%	1.270	1.000	100.00	0.00	0.00	\$165,500
2: Lean-to	1	Earth Flo	C	1920	1920	105 A	\$5.58	0.85		12'x34' x 10'	\$1,935	65%	\$680	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700
3: Lean-to	1	Earth Flo	C	1930	1930	95 A	\$4.69	0.85		10'x16' x 8'	\$638	65%	\$220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
4: Type 2 Barn	1		C	1920	1920	105 A	\$42.17	0.85		24' x 34' x 14'	\$32,810	65%	\$11,480	25%	100%	1.000	1.000	0.00	0.00	100.00	\$8,600
5: Type 3 Barn	1	T3AW	D	1950	1950	75 F	\$17.90	0.85		32' x 50' x 10'	\$18,917	70%	\$5,670	0%	100%	1.270	1.000	100.00	0.00	0.00	\$7,200