

89-18-03-310-511.000-030

BOYATT, DAVID R

609 S 23RD ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-03-310-511.000-030
Local Parcel Number 50-03-310-511.000-29

Ownership

BOYATT, DAVID R
609 S 23RD ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 07/29/2008 and 01/01/1900 with owners BOYATT, DAVID R and MADDEN, DAVID R &

Notes

9/27/2022 Misc: 2023 GENERAL REVALUATION

Tax ID: 029-30281-00

Legal

LOT 3 LOCUST LANE 1ST ADDN

Routing Number 5003310-005

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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, and Total values.

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294383-029 WAYNE-294383 (029)

Section/Plat 5003310

Location Address (1) 609 S 23RD ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 09/07/2022 bb

Appraiser 09/27/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (74), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$19,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,300)

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1614 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
Patio, Concrete	242	\$1,900
Porch, Enclosed Frame	180	\$12,800
Patio, Concrete	72	\$600
Canopy, Roof Extension	120	\$1,900

**Plumbing**

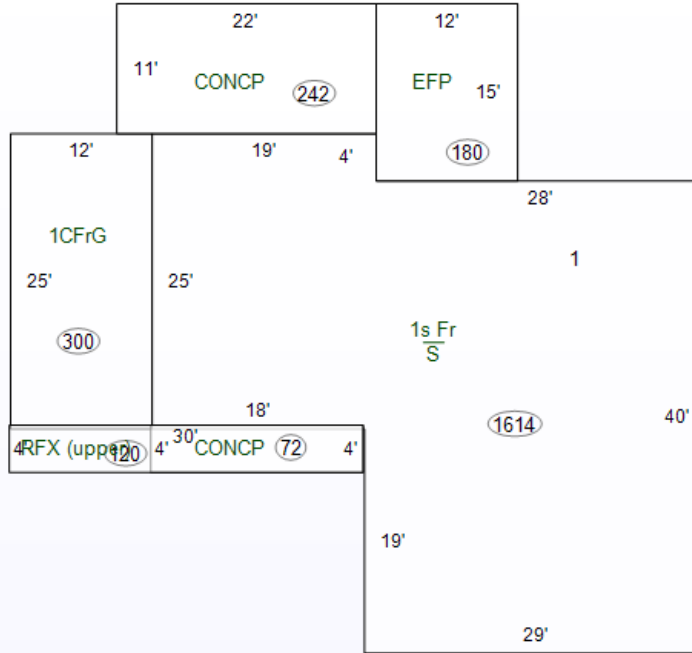
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
4RFX (upper)	1	\$1,900
4RFX (lower)	1	\$1,900

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1614	1614	\$142,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1614	0	\$0	
<b>Total Base</b>			<b>\$142,100</b>	

**Adjustments** 1 Row Type Adj. x 1.00

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1614	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$147,100

**Sub-Total, 1 Units**

Exterior Features (+) \$17,200 \$164,300

Garages (+) 300 sqft \$15,000 \$179,300

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

**Replacement Cost** \$152,405

**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	1960	1989	36	A			0.85		1,614 sqft	\$152,405	28%	\$109,730	0%	100%	1.240	1.000	100.00	0.00	0.00	\$136,100