

89-18-04-240-204.000-030

BISTLINE, FREDERICK WALTER

2114 REEVESTON RD

510, 1 Family Dwell - Platted Lot

WAYNE-293370 (029)/2933

1/2

General Information

Parcel Number 89-18-04-240-204.000-030
Local Parcel Number 50-04-240-204.000-29

Tax ID: 029-05234-00

Routing Number 5004240-075

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 293370-029 WAYNE-293370 (029)
Section/Plat 5004240
Location Address (1) 2114 REEVESTON RD RICHMOND, IN 47374

Ownership

BISTLINE, FREDERICK WALTER JR
2114 REEVESTON RD
RICHMOND, IN 47374

Legal

LOTS 246 & 247 REEVESTON

Transfer of Ownership

Date 01/01/1900 Owner BISTLINE, FREDERIC Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/8/2018 Misc: 2019 GENERAL REVALUATION - CORRECT LAND / SFD GR C++, COND G



Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2025, 2024, 2023, 2022, and 2021.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 15 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 1: F, F, 120, 120x156, 1.07, \$537, \$575, \$69,000, 0%, 1.0000, 100.00, 0.00, 0.00, \$69,000.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/27/2018 ts

Appraiser 10/08/2018 tw

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.43), Actual Frontage (120), Developer Discount, Parcel Acreage (0.43), 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 (0.43), 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 (\$69,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$69,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2016 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
Porch, Open Frame	40	\$4,300
Porch, Open Frame	260	\$12,000

Plumbing

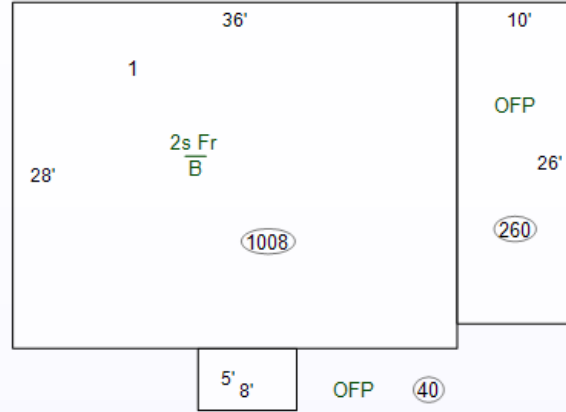
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$105,300	
2	1Fr	1008	1008	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1008	0	\$34,600	
Crawl					
Slab					

Total Base \$191,900

Adjustments 1 Row Type Adj. x 1.00 \$191,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	2:1008 1:1008	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$203,800

Sub-Total, 1 Units

Exterior Features (+)	\$16,300	\$220,100
Garages (+) 0 sqft	\$0	\$220,100
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$205,794

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	2	Wood Fr	C+2	1930	1975	50	G			0.85		3,024 sqft	\$205,794	30%	\$144,060	10%	100%	1.210	1.000	100.00	0.00	0.00	\$156,900
2: Detached Garage/Boat H	1	Wood Fr	C	1930	1930	95	A		\$51.44	0.85	\$43.72	18'x20'	\$15,741	45%	\$8,660	0%	100%	1.210	1.000	100.00	0.00	0.00	\$10,500