

89-18-05-310-617.000-030

BOYER, DONALD N & CHERYL

410 SW I ST

510, 1 Family Dwell - Platted Lot

WAYNE-294394 (029)/2943

1/2

General Information

Parcel Number 89-18-05-310-617.000-030
Local Parcel Number 50-05-310-617.000-29

Tax ID: 029-03410-00

Routing Number

Property Class 510 RENTAL
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 294394-029 WAYNE-294394 (029)
Section/Plat 5005310
Location Address (1) 410 SW I ST RICHMOND, IN 47374

Ownership

BOYER, DONALD N & CHERYL S OB
410 SW I ST
RICHMOND, IN 47374

Legal

LOT 9 BEALS 2ND ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, BOYER, DONALD N &, CO, /, |

Notes

8/30/2023 Misc: 2024 GENERAL REVAUATION
10/2/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with 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 for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 1: F, F, 80, 80x113, 0.97, \$302, \$293, \$23,440, 0%, 1.0000, 100.00, 0.00, 0.00, \$23,440

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/24/2023 js

Appraiser 08/30/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows: Calculated Acreage 0.21, Actual Frontage 80, Developer Discount, Parcel Acreage 0.21, 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 0.21, 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 \$23,400, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$23,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1120 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
Canopy, Shed Type	108	\$900
Stoop, Masonry	108	\$3,200

Plumbing

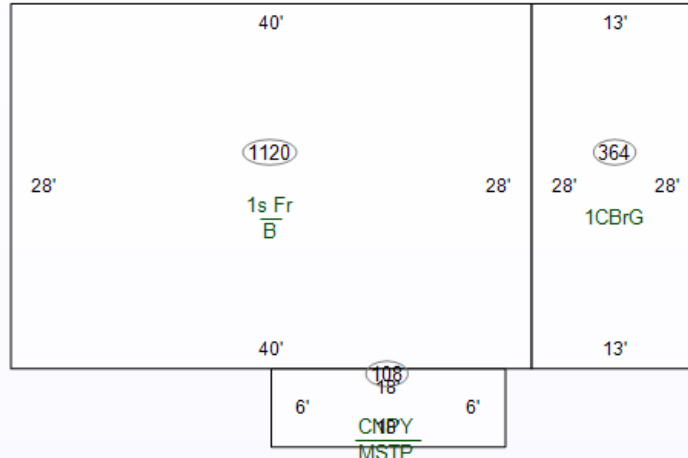
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
1		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1120	1120	\$113,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1120	0	\$37,500	
Crawl				
Slab				

Total Base \$150,600

Adjustments 1 Row Type Adj. x 1.00 \$150,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1120 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$154,600

Sub-Total, 1 Units

Exterior Features (+)	\$4,100	\$158,700
Garages (+) 364 sqft	\$16,600	\$175,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$149,005

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	1962	1962	63	A			0.85		2,240 sqft	\$149,005	42%	\$86,420	0%	100%	1.190	1.000	100.00	0.00	0.00	\$102,800