

89-18-15-100-104.006-029

General Information

Parcel Number
89-18-15-100-104.006-029

Local Parcel Number
50-15-100-104.060-16

Tax ID:
016-00436-06

Routing Number
5015100-015

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 029 (Local 016)
WAYNE TOWNSHIP - SANITARY

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 153157-016
WAYNE-153157 (016)

Section/Plat
5015100

Location Address (1)
2389 FOREST PINES DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, April 30, 2025

Review Group 2027

MILLER, TIMOTHY L & SUSAN C

Ownership

MILLER, TIMOTHY L & SUSAN C
2389 FOREST PINES DR
RICHMOND, IN 47374

Legal

LOT 6 FOREST PINES ESTATES



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/14/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$33,000	Land	\$33,000	\$28,000	\$24,500	\$24,500	\$24,500
\$32,600	Land Res (1)	\$32,600	\$27,600	\$24,200	\$24,200	\$24,200
\$400	Land Non Res (2)	\$400	\$400	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$300	\$300	\$300
\$481,800	Improvement	\$481,800	\$411,300	\$360,300	\$368,700	\$340,200
\$481,800	Imp Res (1)	\$481,800	\$411,300	\$360,300	\$368,700	\$340,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$514,800	Total	\$514,800	\$439,300	\$384,800	\$393,200	\$364,700
\$514,400	Total Res (1)	\$514,400	\$438,900	\$384,500	\$392,900	\$364,400
\$400	Total Non Res (2)	\$400	\$400	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$300	\$300	\$300

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

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
9	A		0	1.000000	1.00	\$29,600	\$29,600	\$29,600	0%	1.1000	100.00	0.00	0.00	\$32,560
91	A		0	0.058000	1.00	\$6,700	\$6,700	\$389	0%	1.1000	0.00	100.00	0.00	\$430

2389 FOREST PINES DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/16/2019	MILLER, TIMOTHY L	2019009788	WD	/	\$385,000	V
01/01/1900	KIRSCHNER, RICHAR		CO	/		I

Res

510, 1 Family Dwell - Platted Lot

WAYNE-153157 (016)/1531

1/2

Notes

7/24/2024 Misc: 2024: COMPLETED PRIOR TO 1/1/25: COMPLETED PER F/C 3/13/25, PER# 24-052.

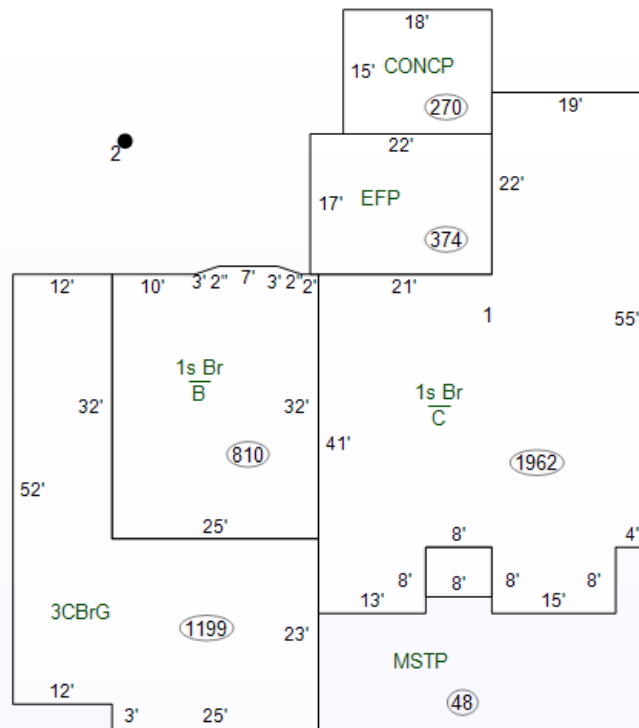
12/13/2022 Misc: 2023: GENERAL REVALUATION

Land Computations

Calculated Acreage	1.06
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.06
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.06
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	\$32,600
91/92 Value	\$400
Supp. Page Land Value	
CAP 1 Value	\$32,600
CAP 2 Value	\$400
CAP 3 Value	\$0
Total Value	\$33,000

Description	Area	Value
Stoop, Masonry	48	\$2,300
Porch, Enclosed Frame	374	\$20,900
Patio, Concrete	270	\$2,000

Central Warm Air



Specialty Plumbing		
Description	Count	Value
Bath Tub With Jets	1	\$1,800
Sauna Bath (2)	1	\$6,500

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	2772	2772	\$238,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		810	810	\$63,000	
Crawl		1962	0	\$10,800	
Slab					
				Total Base	\$312,000
Adjustments		1	Row Type Adj. x 1.00		\$312,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)				1:2772	\$8,300
No Elec (-)					\$0
Plumbing (+ / -)				14 – 5 = 9 x \$800	\$7,200
Spec Plumb (+)					\$8,300
Elevator (+)					\$0
				Sub-Total, One Unit	\$340,500
				Sub-Total, 1 Units	
Exterior Features (+)				\$25,200	\$365,700
Garages (+)	1199	sqft		\$46,700	\$412,400
				Quality and Design Factor (Grade)	1.30
				Location Multiplier	0.85
				Replacement Cost	\$455,702

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	1	Brick	B+1	2001	2001	24	A		0.85		3,582 sqft	\$455,702	19%	\$369,120	0%	100%	1.270	1.000	100.00	0.00	0.00	\$468,800
2: Pool, In Ground	1		C	2024	2024	1	A	\$56.32	0.85	\$55.11	14'x28'	\$21,601	5%	\$20,520	50%	100%	1.270	1.000	100.00	0.00	0.00	\$13,000