

General Information

Parcel Number
89-18-16-400-240.007-028

Local Parcel Number
50-16-400-240.070-15

Tax ID:
015-01024-14

Routing Number
5016400-012

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 155159-015
WAYNE-155159 (015)

Section/Plat
5016400

Location Address (1)
2064 BOSTON TWP LINE RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

RICE, DENNIS R SR & KATHERINE A
2064 BOSTON TOWNSHIP LINE RD
RICHMOND, IN 47374

Legal

LOT 4 BOSTON TWP LINE ROAD SUB DIV EX
0.136A



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
02/25/2025	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	☐	☐	☐	☐	☐
\$24,000	Land	\$24,000	\$20,400	\$18,000	\$18,000	\$18,000
\$17,400	Land Res (1)	\$17,400	\$14,800	\$13,000	\$13,000	\$13,000
\$6,600	Land Non Res (2)	\$6,600	\$5,600	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$5,000	\$5,000	\$5,000
\$138,400	Improvement	\$138,400	\$117,200	\$102,500	\$102,600	\$93,600
\$138,400	Imp Res (1)	\$138,400	\$117,200	\$102,500	\$101,600	\$92,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$1,000	\$900
\$162,400	Total	\$162,400	\$137,600	\$120,500	\$120,600	\$111,600
\$155,800	Total Res (1)	\$155,800	\$132,000	\$115,500	\$114,600	\$105,700
\$6,600	Total Non Res (2)	\$6,600	\$5,600	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$5,000	\$6,000	\$5,900

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

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	\$17,400	\$17,400	\$17,400	0%	1.0000	100.00	0.00	0.00	\$17,400
91	A		0	1.650000	1.00	\$4,000	\$4,000	\$6,600	0%	1.0000	0.00	100.00	0.00	\$6,600
82	A	GE	0	0.496000	1.02	\$2,390	\$2,438	\$1,209	-100%	1.0000	0.00	100.00	0.00	\$00

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Data Source External Only

Collector 11/09/2022 jh

Appraiser 12/05/2022 Nexus

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 RICE, DENNIS R SR CO / I

Res

Notes

12/5/2022 Misc: 2023 GENERAL REVAL

Land Computations

Calculated Acreage	3.15
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.15
81 Legal Drain NV	0.00
82 Public Roads NV	0.50
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.65
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	\$17,400
91/92 Value	\$6,600
Supp. Page Land Value	
CAP 1 Value	\$17,400
CAP 2 Value	\$6,600
CAP 3 Value	\$0
Total Value	\$24,000

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2036 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	36	\$3,400
Patio, Concrete	120	\$1,000

Plumbing

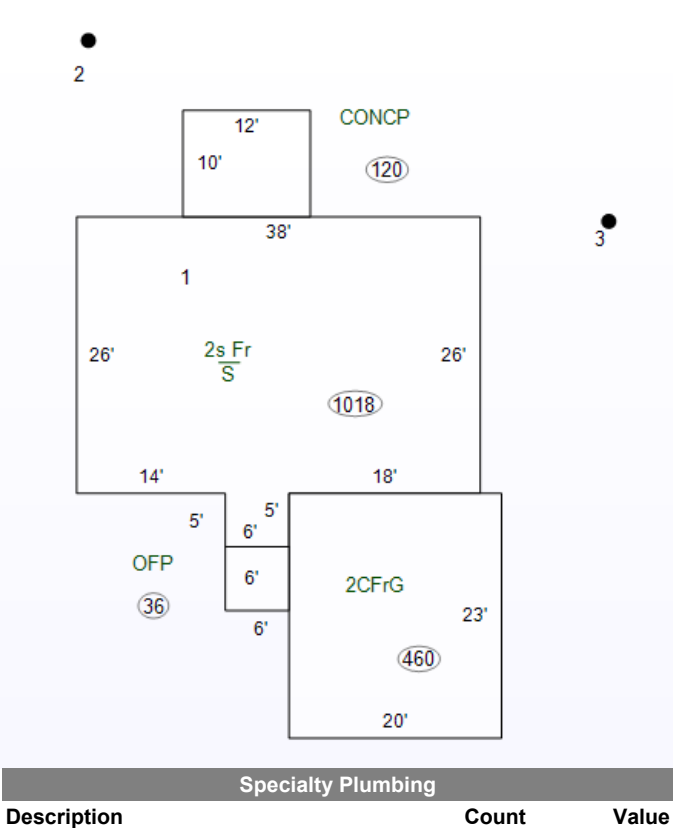
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1018	1018	\$106,900	
2	1Fr	1018	1018	\$52,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1018	0	\$0	
		Total Base			\$159,700
Adjustments		1 Row Type Adj. x 1.00			\$159,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)			2:1018 1:1018		\$5,800
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$167,900
Sub-Total, 1 Units					
Exterior Features (+)				\$4,400	\$172,300
Garages (+) 460 sqft				\$18,900	\$191,200
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.85
Replacement Cost					\$170,646

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	Wood Fr	C+1	2000	2000	25	A		0.85		2,036 sqft	\$170,646	22%	\$133,100	0%	100%	1.040	1.000	100.00	0.00	0.00	\$138,400
2: Patio- Concrete- At grade	1	SV	C	2010	2010	15	A		0.85		15'x15'		14%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	2008	2008	17	A		0.85		8'x10'		50%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$0