

General Information

Parcel Number 89-18-19-000-413.000-002
Local Parcel Number 44-19-000-413.000-02

Tax ID: 002-00343-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County WAYNE

Township BOSTON TOWNSHIP

District 002 (Local 002) BOSTON TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 924004-002 BOSTON-924004 (002)

Section/Plat 4419000

Location Address (1) 3944 S US HIGHWAY 27 RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Monday, May 1, 2023

Review Group 2023

Ownership

NEWTON, JIMMY L & PATSY J
3944 US HIGHWAY 27 S
RICHMOND, IN 47374

Legal

PT SE 19-13-1 6.08A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/27/2011 to 01/01/1900.

Notes

8/9/2022 Misc: 2022 APPEAL DECISION: ADJUST VALUE BASED UPON SALES ANALYSIS 07-26-2022



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, Improvement, Total. Rows show valuation data from 2021 to 2023.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show land data for lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (6.08), Actual Frontage (0), Developer Discount, Parcel Acreage (6.08), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.63), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (4.45), 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 (\$15,000), 91/92 Value (\$15,000), Supp. Page Land Value, CAP 1 Value (\$15,000), CAP 2 Value (\$0), CAP 3 Value (\$15,000), Total Value (\$30,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 3161 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	546	\$2,600
Porch, Enclosed Masonry	165	\$10,600
Patio, Concrete	484	\$2,600
Porch, Enclosed Frame	286	\$12,800
Stoop, Masonry	35	\$1,500

Plumbing

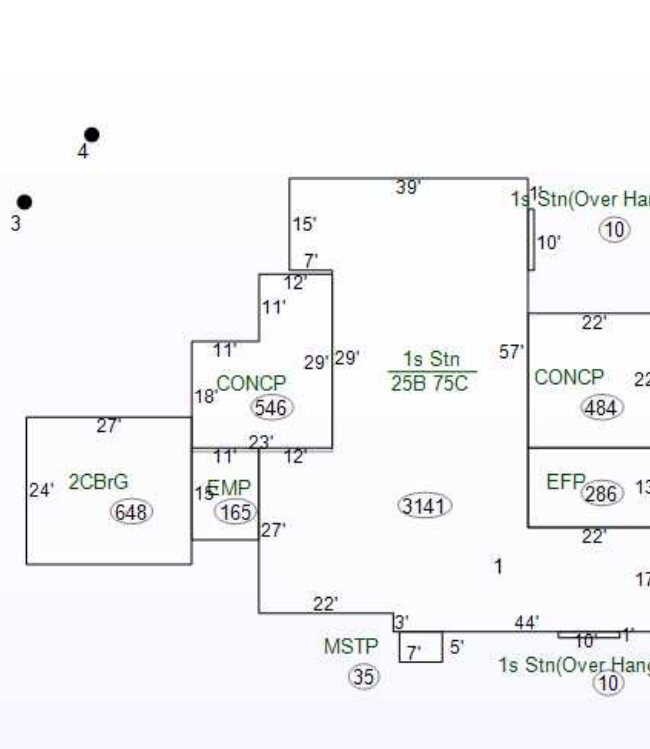
	#	TF
Full Bath	3	9
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	7	15

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 8	3161	3161	\$201,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	785	0	\$23,100	
Crawl	2356	0	\$8,800	
Slab				

Total Base \$233,700

Adjustments 1 Row Type Adj. x 1.00 \$233,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	15 - 5 = 10 x \$800	\$8,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$250,700

Sub-Total, 1 Units

Exterior Features (+)	\$30,100	\$280,800
Garages (+) 648 sqft	\$20,500	\$301,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.87
Replacement Cost		\$275,238

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Residential Dwelling	100%	1	Stone	C+1	1947	1970	53 A		0.87		3,946 sqft	\$275,238	40%	\$165,140	10%	100%	1.190	1.0000	\$176,900
2: Barn, Pole (T3)	0%	1	T30W	C	2017	2017	6 A	\$14.05	0.87		22' x 36' x 8'	\$6,826	15%	\$5,800	0%	100%	1.190	1.0000	\$6,900
3: Lean-To	0%	1	Earth Floor	D	2017	2017	6 A	\$4.25	0.87		15'x36' x 7'	\$1,595	15%	\$1,360	0%	100%	1.190	1.0000	\$1,600
4: Type 3 Barn	0%	1	T3AW	C	2013	2013	10 A	\$16.33	0.87		24' x 40' x 10'	\$9,969	20%	\$7,980	0%	100%	1.190	1.0000	\$9,500
5: Type 3 Barn	0%	1	T3AW	C	2016	2016	7 A	\$15.84	0.87		30' x 36' x 8'	\$13,539	20%	\$10,830	0%	100%	1.190	1.0000	\$12,900