

89-18-21-000-201.007-002

General Information

Parcel Number
89-18-21-000-201.007-002

Local Parcel Number
44-21-000-201.070-02

Tax ID:
002-00417-07

Routing Number

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

Year: 2025

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
4421000

Location Address (1)
1979 BOSTON TWP LINE RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2027

MOREFIELD, DAN R & THERESA

Ownership

MOREFIELD, DAN R & THERESA M
1979 BOSTON TWP LINE RD
RICHMOND, IN 47374

Legal

PT NE SEC 21-13-1 3.706A



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$32,100	Land	\$32,100	\$32,100	\$27,900	\$24,400	\$24,400
\$19,700	Land Res (1)	\$19,700	\$19,700	\$17,100	\$15,000	\$15,000
\$12,400	Land Non Res (2)	\$12,400	\$12,400	\$10,800	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$9,400	\$9,400
\$79,500	Improvement	\$79,500	\$79,500	\$70,400	\$62,000	\$63,700
\$76,400	Imp Res (1)	\$76,400	\$76,400	\$67,200	\$58,800	\$58,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,100	Imp Non Res (3)	\$3,100	\$3,100	\$3,200	\$3,200	\$5,400
\$111,600	Total	\$111,600	\$111,600	\$98,300	\$86,400	\$88,100
\$96,100	Total Res (1)	\$96,100	\$96,100	\$84,300	\$73,800	\$73,300
\$12,400	Total Non Res (2)	\$12,400	\$12,400	\$10,800	\$0	\$0
\$3,100	Total Non Res (3)	\$3,100	\$3,100	\$3,200	\$12,600	\$14,800

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

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	\$19,700	\$19,700	\$19,700	0%	1.0000	100.00	0.00	0.00	\$19,700
91	A		0	2.697000	1.00	\$4,600	\$4,600	\$12,406	0%	1.0000	0.00	100.00	0.00	\$12,410
82	A	GE	0	0.009000	1.02	\$2,120	\$2,162	\$19	-100%	1.0000	0.00	100.00	0.00	\$00

Review Group 2027

Data Source External Only

1979 BOSTON TWP LINE RD

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 MOREFIELD, DAN R CO /

511, 1 Family Dwell - Unplatted (0 to 9.9

BOSTON-924004 (002)/924 1/2

Notes

7/7/2022 Misc: 2023 GENERAL REVALUATION
6/11/2020 Misc: 2017, 2018, AND 2019 C OF E: CORRECT POULTRY HSE SIZE
6/4/2020 Misc: 2020: MAKE CORN CRIB HB CORRECT POULTRY HSE SIZE, REMOVE OFP, AND CHANGE SHED GRADE TO C
5/11/2018 Misc: 2019 GENERAL REVALUATION

Res

Land Computations

Calculated Acreage	3.71
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.71
81 Legal Drain NV	0.00
82 Public Roads NV	0.01
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.70
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	\$19,700
91/92 Value	\$12,400
Supp. Page Land Value	
CAP 1 Value	\$19,700
CAP 2 Value	\$12,400
CAP 3 Value	\$0
Total Value	\$32,100

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height2
StyleN/A
Finished Area2060 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, Enclosed Frame	264	\$17,000
Patio, Concrete	700	\$5,300

Plumbing

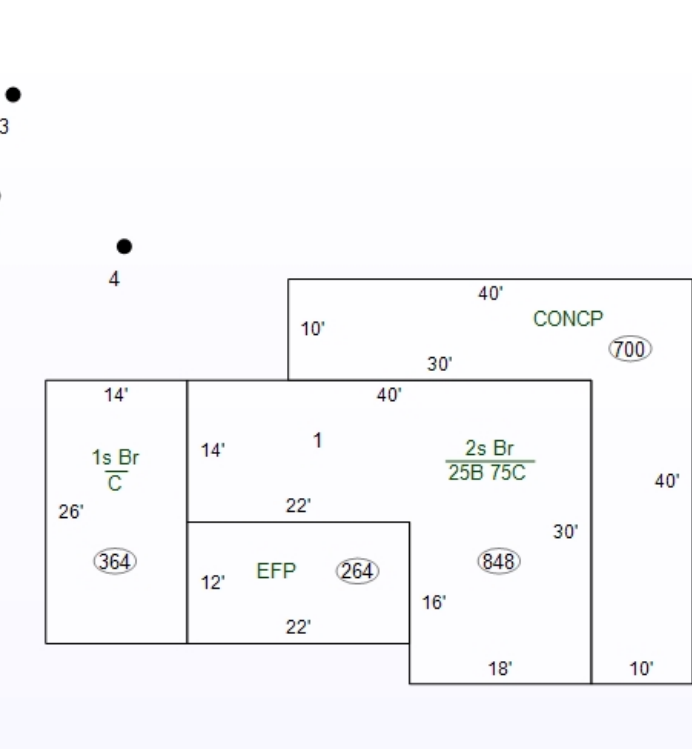
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1212	1212	\$129,500	
2	7	848	848	\$56,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		212	0	\$18,100	
Crawl		1000	0	\$7,600	
Slab					

	Total Base	\$211,900
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Adjustments	1 Row Type Adj. x 1.00	\$211,900
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$213,500
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Sub-Total, 1 Units	
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Exterior Features (+)	\$22,300	\$235,800
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Garages (+) 0 sqft	\$0	\$235,800
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.85
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Replacement Cost	\$180,387
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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	Brick	D+2	1900	1900	125 F		0.85		2,272 sqft	\$180,387	65%	\$63,140	0%	100%	1.210	1.000	100.00	0.00	0.00	\$76,400
2: Frame Corn Crib HB	1	SV	D	1900	1900	125 P		0.85		30' x36'		80%		75%	100%	1.000	1.000	0.00	0.00	100.00	\$800
3: Poultry House	1	Wood Fr	C	2009	2009	16 A	\$33.23	0.85		9'x13'	\$3,305	30%	\$2,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,300
4: Utility Shed	1	SV	C	2009	2009	16 F		0.85		10'x12'		50%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0