

General Information

Parcel Number 89-18-21-100-107.000-002
Local Parcel Number 44-21-100-107.000-02

Tax ID: 002-00275-00

Routing Number

Property Class 101
Cash Grain/General Farm

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 4421100
Location Address (1) 1371 BOSTON TWP LINE RD 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 Tuesday, April 29, 2025
Review Group 2027

Ownership

TROTTA, KATHERINE S & JEFFREY
1371 BOSTON TWP LINE RD
RICHMOND, IN 47374

Legal

PT NW SEC 21-13-1 20A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/03/2014 to 01/01/1900.

Notes

6/8/2022 Misc: 2023 GENERAL REVAL

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 show data for years 2022 and 2025.

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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows list various land parcels with their characteristics.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (20.00), Actual Frontage (0), Developer Discount, Parcel Acreage (20.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.22), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.32), Total Acres Farmland (18.46), Farmland Value (\$16,470), Measured Acreage (18.46), Avg Farmland Value/Acre (892), Value of Farmland (\$16,470), Classified Total (\$0), Farm / Classified Value (\$16,500), Homesite(s) Value (\$19,700), 91/92 Value (\$1,500), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$18,000), CAP 3 Value (\$0), Total Value (\$37,700).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2968 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	240	\$12,000
Wood Deck	430	\$7,900

Plumbing

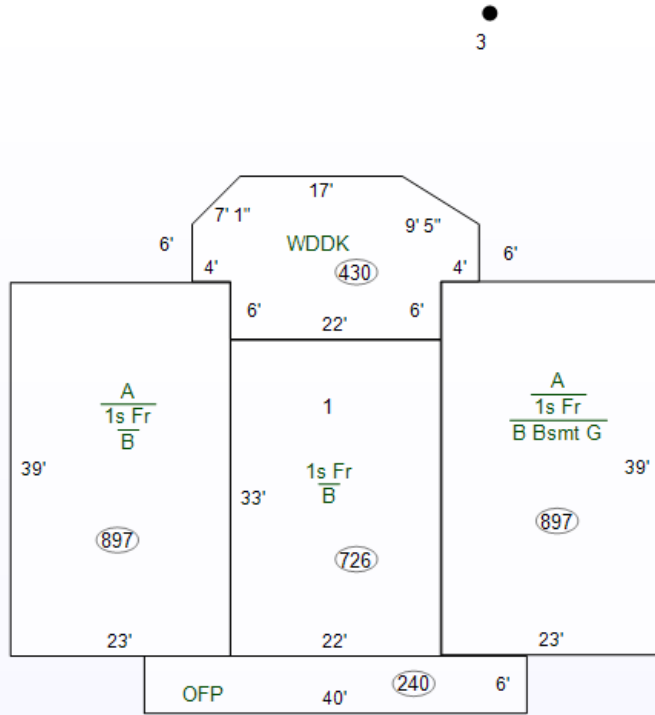
#	TF
Full Bath	4 12
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	6 14

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2520	2520	\$200,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1794	448	\$18,900	
Bsmt	2520	0	\$65,500	
Crawl				
Slab				

Adjustments		1 Row Type Adj. x 1.00	\$284,600
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)	2:300		\$4,000
Loft (+)			\$0
Fireplace (+)	MS:1 MO:2		\$8,000
No Heating (-)			\$0
A/C (+)	1:2520 A:448		\$7,500
No Elec (-)			\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800		\$7,200
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$311,300
Sub-Total, 1 Units			
Exterior Features (+)	\$19,900		\$331,200
Garages (+) 650 sqft	\$7,200		\$338,400
Quality and Design Factor (Grade)			1.10
Location Multiplier			0.85
Replacement Cost			\$316,404

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	Wood Fr	C+2	1993	1998	27	A		0.85		6,834 sqft	\$316,404	24%	\$240,470	0%	100%	1.210	1.000	100.00	0.00	0.00	\$291,000
2: Type 3 Barn	1	T31SO	C	1998	1998	27	A	\$22.61	0.85		12' x 24' x 14'	\$4,711	50%	\$2,360	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,400
3: Type 3 Barn	1	T3AW	C	2001	2001	24	A	\$9.70	0.85		145' x 120' x 8'	\$129,462	45%	\$71,200	0%	100%	1.000	1.000	100.00	0.00	0.00	\$71,200