

General Information

Parcel Number 89-18-29-000-215.000-002
Local Parcel Number 44-29-000-215.000-02

Tax ID: 002-00360-00

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 4429000
Location Address (1) 786 LEEDS RD RICHMOND, IN 47374

Ownership

MC WHINNEY, JAMES P REVOCABL
5021 STRAIGHTLINE PIKE
RICHMOND, IN 47374

Legal

PT NE SEC 29-13-1 5.878A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 08/05/2022 MC WHINNEY, JAME and 01/01/1900 WISE, WILLIAM L & J

Notes

7/8/2022 Misc: 2023 GENERAL REVAL



Res

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

Table with columns: Year (2025-2022), 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)

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

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source Aerial Collector 06/09/2022 Nexus Appraiser 07/08/2022 Nexus

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (5.88), Actual Frontage (0), Developer Discount, Parcel Acreage (5.88), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.12), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.76), Total Acres Farmland (3.00), Farmland Value (\$7,170), Measured Acreage (3.00), Avg Farmland Value/Acre (2390), Value of Farmland (\$7,170), Classified Total (\$0), Farm / Classified Value (\$7,200), Homesite(s) Value (\$19,700), 91/92 Value (\$8,100), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$15,300), CAP 3 Value (\$0), Total Value (\$35,000)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 4236 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
Wood Deck	283	\$5,900
Patio, Concrete	66	\$600
Stoop, Masonry	95	\$3,200
Canopy, Roof Extension	95	\$1,600

Plumbing

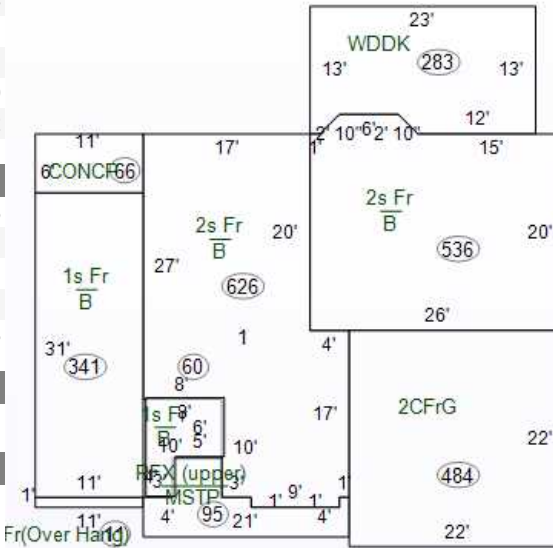
	#	TF
Full Bath	2	6
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1574	1574	\$138,900	
2	1Fr	1162	1162	\$57,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1563	1500	\$99,400	
Crawl					
Slab					

Total Base \$295,300

Adjustments 1 Row Type Adj. x 1.00 \$295,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1574 2:1162	\$7,400
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$312,800

Sub-Total, 1 Units

Exterior Features (+)	\$11,300	\$324,100
Garages (+) 484 sqft	\$20,100	\$344,200
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$321,827

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+2	1992	2007	18	A		0.85		4,299 sqft	\$321,827	17%	\$267,120	0%	100%	1.210	1.000	100.00	0.00	0.00	\$323,200
2: Lean-To	1	Earth Flo	C	1997	1997	28	A	\$4.25	0.85		10'x36' x 7'	\$1,299	50%	\$650	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700
3: Stable	1		C	1997	1997	28	A	\$34.24	0.85	\$29.10	32'x36'	\$33,528	50%	\$16,760	0%	100%	1.210	1.000	100.00	0.00	0.00	\$20,300