

89-18-30-300-314.000-002

HALEY, PEGGY SUE

5064 US HIGHWAY 27 S

511, 1 Family Dwell - Unplatted (0 to 9.9

BOSTON-924004 (002)/924

1/2

General Information

Parcel Number
89-18-30-300-314.000-002
Local Parcel Number
44-30-300-314.000-02

Tax ID:
002-00117-00

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
4430300

Location Address (1)
5064 US HIGHWAY 27 S
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2027

Ownership

HALEY, PEGGY SUE
5064 US HWY 27 S
RICHMOND, IN 47374

Legal

PT SW & SE 30-13-1 2.98A



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025, 2024, 2023, 2022, 2021.

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

Table with 15 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.

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2027

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I.

Res

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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025, 2024, 2023, 2022, 2021.

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

Table with 15 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.

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2027

Notes

10/30/2024 PERMIT/CO: 2025 PERMIT# 24-064
ADD BARN PER C/O 10-24-24

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1272 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Stoop, Masonry	128	\$3,500
Balcony	224	\$4,000

Plumbing

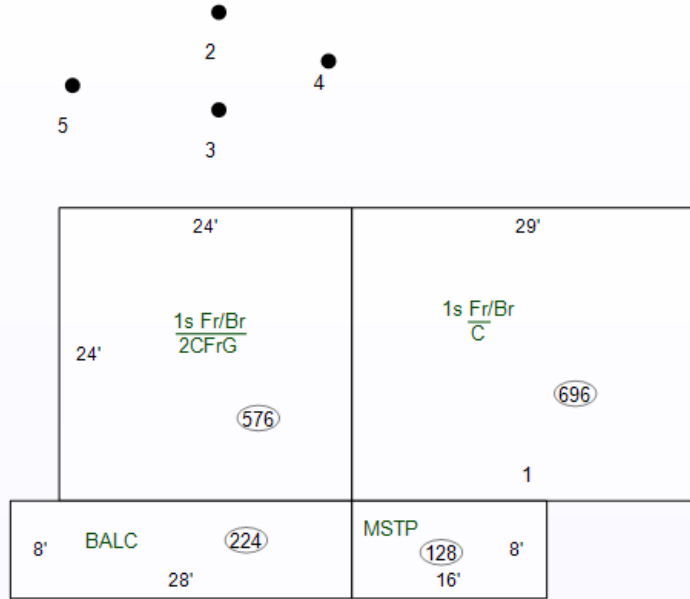
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	696	696	\$83,600	
2	92	576	576	\$40,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		696	0	\$6,600	
Slab					

Total Base \$131,000

Adjustments 1 Row Type Adj. x 1.00 \$131,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$133,400

Sub-Total, 1 Units

Exterior Features (+)	\$7,500	\$140,900
Garages (+) 576 sqft	\$24,700	\$165,600
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
Replacement Cost		\$140,760

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	2/6 Maso	C	1984	1984	41	F		0.85		1,272 sqft	\$140,760	38%	\$87,270	62%	100%	1.210	1.000	100.00	0.00	0.00	\$40,100
2: Type 3 Barn	1	T3AW	C	1960	1960	65	F	\$23.27	0.85		24' x 24' x 10'	\$8,906	70%	\$2,670	0%	100%	1.210	1.000	100.00	0.00	0.00	\$3,200
3: Type 3 Barn	1	T3AW	D	1970	1970	55	F	\$24.38	0.85		20' x 24' x 8'	\$7,031	70%	\$2,110	0%	100%	1.210	1.000	100.00	0.00	0.00	\$2,600
4: Type 3 Barn	1	T3AW	C	2024	2024	1	A	\$15.39	0.85		40' x 72' x 14'	\$28,818	5%	\$27,380	0%	100%	1.210	1.000	100.00	0.00	0.00	\$33,100
5: Utility Shed	1		D	1980	1980	45	A	\$26.02	0.85	\$17.69	8'x10'	\$1,415	65%	\$500	0%	100%	1.210	1.000	0.00	100.00	0.00	\$600