

General Information

Parcel Number
89-18-30-400-401.005-002

Local Parcel Number
44-30-400-401.050-02

Tax ID:
002-00278-05

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
4430400

Location Address (1)
4974 ESTEB 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 Friday, May 16, 2025

Review Group 2027

Ownership

DILS, ELLA MARIE & COREY ROBER
JTWROS
4974 ESTEB RD
RICHMOND, IN 47374

Legal

PT SE 30-13-1 7.573A



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/11/2024	DILS, ELLA MARIE &	2024006264	WD	/	\$250,000	I
03/29/2021	HOELSCHER, MARK	2021002979	TD	/		I
03/04/2015	HOELSCHER, MARK	2015001784	QC	/		I
07/19/2007	HOELSCHER, MARK		CO	/		I
01/01/1900	COX, LAWRENCE E &		CO	/		I

Res

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

2025	Assessment Year	2025	2025	2024	2023	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/26/2023	04/20/2023
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	☒	☐	☐	☐	☒
\$44,500	Land	\$44,500	\$44,500	\$34,000	\$29,800	\$29,800
\$19,700	Land Res (1)	\$19,700	\$19,700	\$17,100	\$15,000	\$15,000
\$24,800	Land Non Res (2)	\$24,800	\$24,800	\$16,900	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$14,800	\$14,800
\$139,300	Improvement	\$139,300	\$139,300	\$131,500	\$118,600	\$156,600
\$123,800	Imp Res (1)	\$123,800	\$123,800	\$114,600	\$77,600	\$110,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,500	Imp Non Res (3)	\$15,500	\$15,500	\$16,900	\$41,000	\$45,900
\$183,800	Total	\$183,800	\$183,800	\$165,500	\$148,400	\$186,400
\$143,500	Total Res (1)	\$143,500	\$143,500	\$131,700	\$92,600	\$125,700
\$24,800	Total Non Res (2)	\$24,800	\$24,800	\$16,900	\$0	\$0
\$15,500	Total Non Res (3)	\$15,500	\$15,500	\$16,900	\$55,800	\$60,700

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	2.297	1.00	\$4,600	\$4,600	\$10,566	-40%	1.0000	0.00	100.00	0.00	\$6,340
91	A		0	4.000000	1.00	\$4,600	\$4,600	\$18,400	0%	1.0000	0.00	100.00	0.00	\$18,400
72	A		0	.066	0.50	\$2,120	\$1,060	\$70	-40%	1.0000	0.00	100.00	0.00	\$40
82	A	GE	0	.21	1.02	\$2,120	\$2,162	\$454	-100%	1.0000	0.00	100.00	0.00	\$00

Notes

9/17/2024 SPLIT/COMBINE/ETC: 2025 A/C #8556
COMBINE 2.044 ACRES LAND ONLY FROM 002-
00278-13 SURVEY #2024006264 09/11/2024 - JKB

Land Computations

Calculated Acreage	7.57
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	7.57
81 Legal Drain NV	0.00
82 Public Roads NV	0.21
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	6.30
Total Acres Farmland	0.07
Farmland Value	\$40
Measured Acreage	0.07
Avg Farmland Value/Acre	606
Value of Farmland	\$40
Classified Total	\$0
Farm / Classified Value	\$100
Homesite(s) Value	\$19,700
91/92 Value	\$24,700
Supp. Page Land Value	
CAP 1 Value	\$19,700
CAP 2 Value	\$24,800
CAP 3 Value	\$0
Total Value	\$44,500

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height2

StyleN/A

Finished Area2051 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms4

Living Rooms1

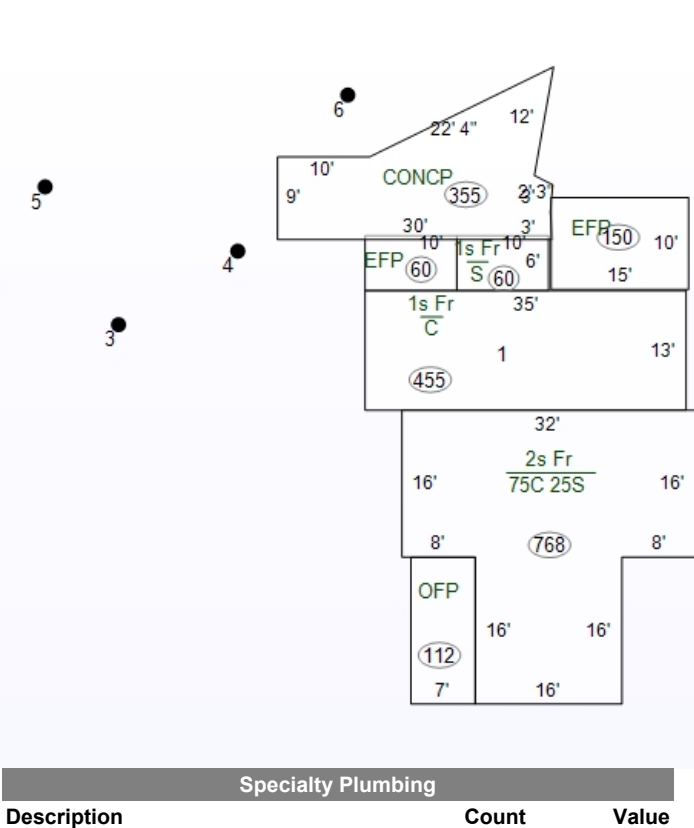
Dining Rooms1

Family Rooms1

Total Rooms8

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1283	1283	\$122,700	
2	1Fr	768	768	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1031	0	\$7,700	
Slab		252	0	\$0	
				Total Base	\$175,100
Adjustments				1 Row Type Adj. x 1.00	\$175,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1283 2:768	\$6,100
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$181,200
				Sub-Total, 1 Units	
Exterior Features (+)				\$26,700	\$207,900
Garages (+) 0 sqft				\$0	\$207,900
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.85
				Replacement Cost	\$159,044

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	D+2	1970	1970	55	A		0.85		2,051 sqft	\$159,044	45%	\$87,470	25%	100%	1.210	1.000	100.00	0.00	0.00	\$79,400
2: Barn, Bank & Flat (T2)	1		C	2018	2018	7	A	\$46.37	0.85		18' x 30' x 10'	\$19,415	20%	\$15,530	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,500
3: Barn, Pole (T3)	1	T3AW	C	2018	2018	7	A	\$28.65	0.85		16' x 16' x 8'	\$5,349	20%	\$4,280	0%	100%	1.210	1.000	100.00	0.00	0.00	\$5,200
4: Detached Garage/Boat H	1	Pole	C	1993	1993	32	A	\$24.76	0.85	\$21.05	24'x48'	\$24,245	26%	\$17,940	0%	100%	1.210	1.000	100.00	0.00	0.00	\$21,700
5: Detached Garage/Boat H	1	Pole	D	2016	2016	9	A	\$33.62	0.85	\$20.03	16'x24'	\$7,690	11%	\$6,840	50%	100%	1.210	1.000	100.00	0.00	0.00	\$4,100
6: Pool, In Ground	1		C	2014	2014	11	A	\$86.95	0.85	\$73.91	230 sqft	\$16,999	35%	\$11,050	0%	100%	1.210	1.000	100.00	0.00	0.00	\$13,400
7: Utility Shed	1	SV	D	2000	2000	25	A		0.85		8'x8'		55%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0