

General Information

Parcel Number 89-18-31-300-302.000-002
Local Parcel Number 44-31-300-302.000-02

Tax ID: 002-00245-00

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 4431300

Location Address (1) 5707 S US HIGHWAY 27 RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

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

Ownership

DAVIS, DENISE KAY
5707 US HIGHWAY 27 S
RICHMOND, IN 47374

Legal

PT SW 31-13-1 1.34A



Transfer of Ownership

Date 01/01/1900 Owner DAVIS, DENISE KAY Doc ID CO Book/Page Adj Sale Price V/I

Notes

7/8/2022 Misc: 2023 GENERAL REVALUATION
5/22/2018 Misc: 2019 GENERAL REVALUATION - REMOVE ABG POOL / CHANGE WDDK TO OFF

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, and Total Value \$21,300.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1564 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	360	\$7,100
Porch, Enclosed Frame	72	\$7,800
Porch, Open Frame	220	\$10,900

**Plumbing**

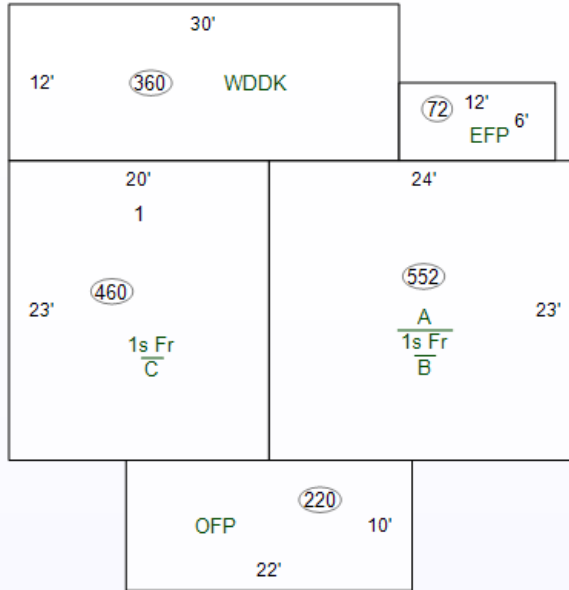
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1012	1012	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		552	552	\$15,100	
Bsmt		552	0	\$25,300	
Crawl		460	0	\$5,400	
Slab					

**Total Base** \$151,100  
**Adjustments 1 Row Type Adj. x 1.00** \$151,100

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** \$152,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$25,800	\$178,500
Garages (+) 0 sqft	\$0	\$178,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$136,553</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	D+2	1970	1970	55	A			0.85		2,116 sqft	\$136,553	45%	\$75,100	0%	100%	1.210	1.000	100.00	0.00	0.00	\$90,900
2: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47	A		\$41.04	0.85	\$39.10	24'x28'	\$26,275	35%	\$17,080	0%	100%	1.210	1.000	100.00	0.00	0.00	\$20,700