

89-18-31-300-318.000-002

BANE, KENNETH DAVID & MAR

1472 HEINBAUGH RD

510, 1 Family Dwell - Platted Lot

BOSTON-924004 (002)/924

1/2

General Information

Parcel Number 89-18-31-300-318.000-002
Local Parcel Number 44-31-300-318.000-02

Tax ID: 002-00444-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

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) 1472 HEINBAUGH RD RICHMOND, IN 47374

Zoning

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

BANE, KENNETH DAVID & MARY AN 1210 HEINBAUGH RD RICHMOND, IN 47374

Legal

LOT 10 ELKHORN MEADOW SUB SEC 3 1.735A & PT LOT 9 0.22A & PT SW SEC 31-13-1 0.256A & 1.033A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/18/2013 BANE, KENNETH DA and 01/01/1900 WENDEL, ROBERT F.

Notes

6/23/2022 Misc: 2023 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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 include 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (3.24), Actual Frontage (0), Developer Discount, Parcel Acreage (3.24), 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 (2.12), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$19,700), 91/92 Value (\$9,800), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$9,800), CAP 3 Value (\$0), Total Value (\$29,500).

Data Source Aerial

Collector 05/24/2022 Nexus

Appraiser 06/23/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2404 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
Patio, Concrete	187	\$1,300
Patio, Concrete	108	\$800
Canopy, Roof Extension	108	\$1,600
Wood Deck	400	\$7,900

Plumbing

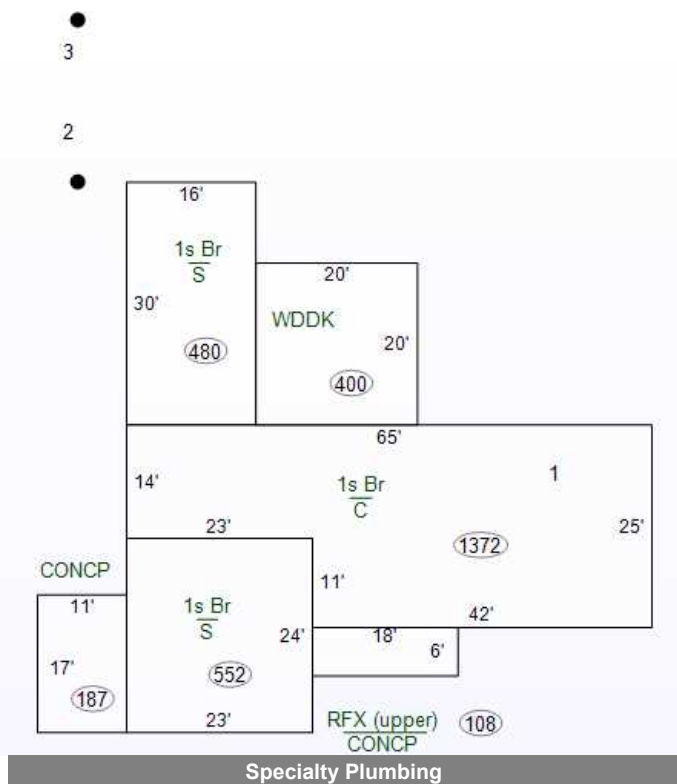
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

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
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	2404	2404	\$208,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1372	0	\$9,000	
Slab	1032	0	\$0	
Total Base			\$217,800	

Adjustments

1 Row Type Adj. x 1.00	\$217,800
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:2404 \$6,700
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$230,600

Sub-Total, 1 Units

Exterior Features (+)	\$11,600	\$242,200
Garages (+) 0 sqft	\$0	\$242,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$205,870

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	Brick	C	1976	1981	44 A		0.85		2,404 sqft	\$205,870	30%	\$144,110	20%	100%	1.210	1.000	100.00	0.00	0.00	\$139,500
2: Detached Garage/Boat H	1	Brick	C	1978	1978	47 A	\$42.07	0.85	\$35.76	24'x40'	\$34,329	35%	\$22,310	0%	100%	1.210	1.000	100.00	0.00	0.00	\$27,000
3: Type 3 Barn	1	T3AWI	C	1996	1996	29 A	\$20.30	0.85		30' x 60' x 10'	\$23,255	50%	\$11,630	0%	100%	1.210	1.000	100.00	0.00	0.00	\$14,100