

General Information

Parcel Number 89-18-31-300-319.000-002
Local Parcel Number 44-31-300-319.000-02

Tax ID: 002-00073-00

Routing Number

Property Class 510
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) 1436 HEINBAUGH RD RICHMOND, IN 47374

Ownership

COLLINS, CHARLES D & PATRICIA S
1436 HEINBAUGH RD
RICHMOND, IN 47374

Legal

LOT 11 ELKHORN MEADOW SUB SEC 3 1.928A;
LOT 12 ELKHORN MEADOW SUB SEC 3 2.21A;
PT SW 31-13-1 0.612A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/28/2017 COLLINS, CHARLES and 01/01/1900 COLLINS, FRED & M.

Notes

6/23/2022 Misc: 2023 GENERAL REVAL



Res

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.

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

Data Source Aerial

Collector 05/24/2022 Nexus

Appraiser 06/23/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.75), Actual Frontage (0), Developer Discount, Parcel Acreage (4.75), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.58), 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 (\$16,500), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$16,500), CAP 3 Value (\$0), Total Value (\$36,200).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1510 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
Patio, Concrete	130	\$1,000
Patio, Concrete	816	\$6,100
Canopy, Shed Type	168	\$1,400

Plumbing

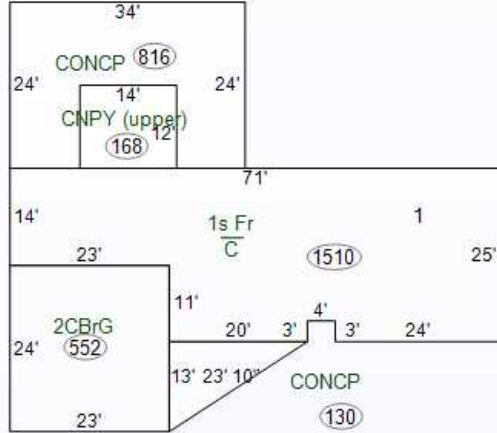
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

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
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1510	1510	\$134,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1510	0	\$9,300	
Slab					

Total Base \$143,800

Adjustments 1 Row Type Adj. x 1.00 \$143,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1510	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$155,500

Sub-Total, 1 Units

Exterior Features (+) \$8,500 \$164,000

Garages (+) 552 sqft \$22,300 \$186,300

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$158,355

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	Wood Fr	C	1978	1978	47	A		0.85		1,510 sqft	\$158,355	35%	\$102,930	0%	100%	1.210	1.000	100.00	0.00	0.00	\$124,500
2: Canopy (free standing)	1		D	1978	1978	47	A		0.85		10'x12'	\$748	40%	\$450	0%	100%	1.210	1.000	100.00	0.00	0.00	\$500
3: Type 3 Barn	1	T3AW	C	1985	1985	40	A	\$20.41	0.85		24' x 40' x 10'	\$15,612	55%	\$7,030	0%	100%	1.210	1.000	100.00	0.00	0.00	\$8,500
4: Utility Shed	1	SV	D	1978	1978	47	A		0.85		8'x12'		65%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0
5: Utility Shed	1	SV	D	1978	1978	47	A		0.85		8'x10'		65%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0
6: Utility Shed	1	SV	D	2006	2006	19	A		0.85		9'x10'		50%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0