

General Information

Parcel Number 89-18-31-300-320.000-002
Local Parcel Number 44-31-300-320.000-02

Tax ID: 002-00407-00

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) 1350 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

ALLEN, MICHAEL DAVID & BETH AN 1300 HEINBAUGH RD RICHMOND, IN 47374

Legal

LOT 13 ELKHORN MEADOW SUB SEC 4 2.17A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/20/2016 to 01/01/1900.

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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.17), Actual Frontage (0), Developer Discount, Parcel Acreage (2.17), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.06), 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 (\$4,900), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$4,900), CAP 3 Value (\$0), Total Value (\$24,600).

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 data for land types 9, 91, and 82.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1866 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Porch, Open Frame	238	\$12,000
Porch, Open Frame	208	\$10,100
Patio, Concrete	100	\$800
Canopy, Shed Type	100	\$900

Plumbing

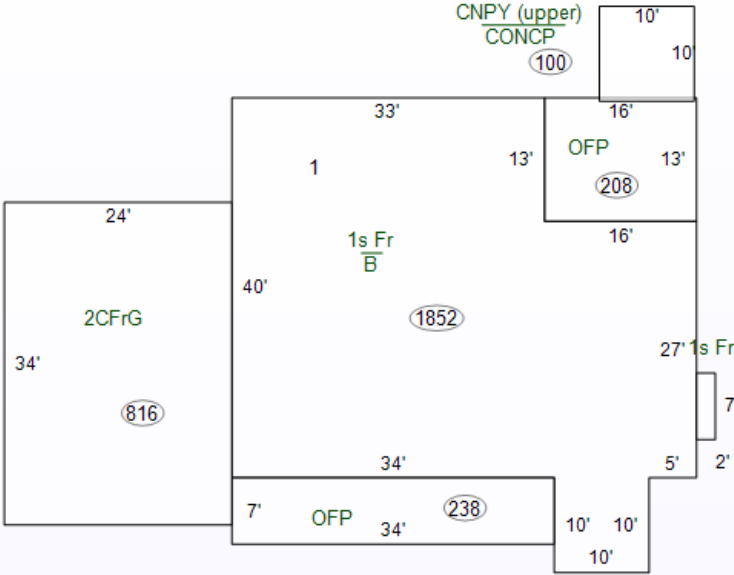
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1866	1866	\$158,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1852	0	\$52,400	
Crawl					
Slab					

Total Base	\$211,300
Adjustments	1 Row Type Adj. x 1.00
Totals	\$211,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1866	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$219,300	
Sub-Total, 1 Units		
Exterior Features (+)	\$23,800	\$243,100
Garages (+) 816 sqft	\$30,400	\$273,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$232,475

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	1996	1996	29	A		0.85		3,718 sqft	\$232,475	24%	\$176,680	0%	100%	1.210	1.000	100.00	0.00	0.00	\$213,800