

General Information

Parcel Number 89-18-35-000-303.000-002
Local Parcel Number 44-35-000-303.000-02

Tax ID: 002-00017-00

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 4435000

Location Address (1) 5731 S STATE RD 227 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

HUGHES, RONALD L & RACHEL W 5731 ST RD 227 S RICHMOND, IN 47374

Legal

NW COR SW SEC 35-13-1 3.29A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 08/19/2020 to 01/01/1900.

Notes

5/13/2024 Misc: 2024 PARCEL REVIEW:

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2023 and 2024.

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 land parcels 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (3.29), Actual Frontage (0), Developer Discount, Parcel Acreage (3.29), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.30), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.99), 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 (\$21,700), 91/92 Value (\$10,100), Supp. Page Land Value, CAP 1 Value (\$21,700), CAP 2 Value (\$10,000), CAP 3 Value (\$0), Total Value (\$31,700).

Data Source Aerial

Collector 06/09/2022 Nexus

Appraiser 06/29/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2056 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 checked="" 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 checked="" 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
Canopy, Roof Extension	117	\$1,900
Patio, Concrete	117	\$1,000
Patio, Concrete	574	\$4,500

Plumbing

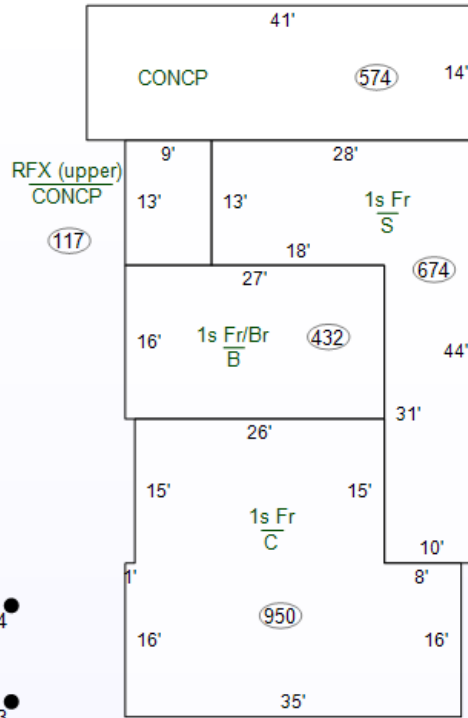
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

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 91A	2056	2056	\$172,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	432	0	\$22,100	
Crawl	950	0	\$7,400	
Slab	674	0	\$0	
Total Base			\$201,800	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2056	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$210,300
Sub-Total, 1 Units		
Exterior Features (+)	\$7,400	\$217,700
Garages (+) 0 sqft	\$0	\$217,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$166,541

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	1/6 Maso	D+2	1850	1980	45 A		0.85		2,488 sqft	\$166,541	38%	\$103,260	0%	100%	1.210	1.000	100.00	0.00	0.00	\$124,900
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125 A	\$44.13	0.85	\$32.68	20'x24'	\$15,686	50%	\$7,840	0%	100%	1.210	1.000	100.00	0.00	0.00	\$9,500
3: Lean-to	1	Earth Flo	D	2002	2002	23 A	\$4.69	0.85		10'x40' x 8'	\$1,276	45%	\$700	0%	100%	1.000	1.000	100.00	0.00	0.00	\$700
4: Type 2 Barn	1		D	1988	1988	37 F	\$42.36	0.85		20' x 40' x 10'	\$22,475	60%	\$8,990	50%	100%	1.000	1.000	100.00	0.00	0.00	\$4,500