

General Information

Parcel Number 89-18-35-000-305.002-002
Local Parcel Number 44-35-000-305.020-02

Tax ID: 002-00187-02

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 4435000

Location Address (1) 5911 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

MOISTNER, TIMOTHY W & SHERI
5911 S STATE RD 227
RICHMOND, IN 47374

Legal

LOT 1 ORAN W KITCHEL SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Row: 01/01/1900, MOISTNER, TIMOTH, CO, /, I

Notes

6/29/2022 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 for years 2025, 2024, 2023, 2022.

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 for Land Type 9 and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.03), Actual Frontage (0), Developer Discount, Parcel Acreage (1.03), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.03), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), 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 (\$0), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,700).

Data Source Aerial

Collector 06/09/2022 Nexus

Appraiser 06/29/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2799 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
Porch, Open Masonry	220	\$11,300

Plumbing

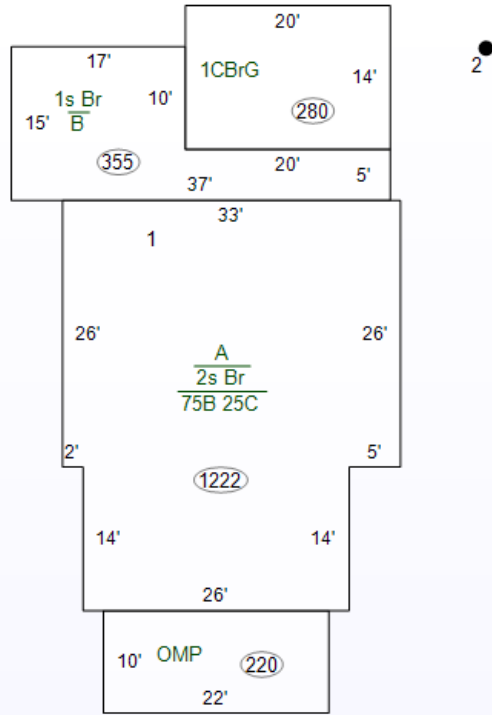
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1577	1577	\$153,200	
2	7	1222	1222	\$71,600	
3					
4					
1/4					
1/2					
3/4					
Attic		1222	0	\$9,300	
Bsmt		1272	0	\$40,900	
Crawl		306	0	\$4,500	
Slab					

Total Base \$279,500

Adjustments 1 Row Type Adj. x 1.00 \$279,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
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 \$285,600

Sub-Total, 1 Units

Exterior Features (+)	\$11,300	\$296,900
Garages (+) 280 sqft	\$15,200	\$312,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$238,757

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	2	Brick	D+2	1930	1930	95 A		0.85		5,293 sqft	\$238,757	50%	\$119,380	20%	100%	1.210	1.000	100.00	0.00	0.00	\$115,600
2: Utility Shed	1	SV	D	2005	2005	20 A		0.85		10'x12'		50%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0