General Information

Parcel Number
89-20-05-000-409.000-002

Local Parcel Number
45-05-000-409.000-02

Tax ID:
002-00291-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

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
4505000

Location Address (1)
763 E OLD 122
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard ☐

Public Utilities
Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2023

Ownership

DILS FAMILY TRUST, DONALD L &
BETTY R DILS TRUSTEES
763 OLD STATE ROAD 122 E
RICHMOND, IN 47374

Legal

PT E 1/2 SE SEC 5-12-1 1.84A E 1/2 SE SEC 5-12 -1 0.697A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/12/2011	DILS FAMILY TRUST,	2011002529	WD	/	$210,000	V
01/01/1900	TURNER, CATHERIN	2011002529	WD	/	$210,000	I

Notes

6/13/2022 Misc: 2023 GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$19,800	**Land**	**$19,800**	**$19,800**	**$19,800**	**$19,800**	**$19,800**
$15,000	Land Res (1)	$15,000	$15,000	$15,000	$15,000	$15,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$4,800	Land Non Res (3)	$4,800	$4,800	$4,800	$4,800	$4,800
$205,600	**Improvement**	**$205,600**	**$208,000**	**$190,300**	**$195,300**	**$193,700**
$205,600	Imp Res (1)	$205,600	$208,000	$190,300	$195,300	$193,700
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$225,400	**Total**	**$225,400**	**$227,800**	**$210,100**	**$215,100**	**$213,500**
$220,600	Total Res (1)	$220,600	$223,000	$205,300	$210,300	$208,700
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$4,800	Total Non Res (3)	$4,800	$4,800	$4,800	$4,800	$4,800

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$15,000	$15,000	$15,000	0%	100%	1.0000	$15,000
91	A		0	1.377000	1.00	$3,500	$3,500	$4,820	0%	0%	1.0000	$4,820
82	A	GE	0	0.160000	1.02	$1,900	$1,938	$310	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	2.54
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.54
81 Legal Drain NV	0.00
82 Public Roads NV	0.16
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.38
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 / Classifed Value	$0
Homesite(s) Value	$15,000
91/92 Value	$4,800
Supp. Page Land Value	
CAP 1 Value	$15,000
CAP 2 Value	$0
CAP 3 Value	$4,800
Total Value	**$19,800**

Data Source Aerial **Collector** 04/06/2022 Nexus **Appraiser** 06/13/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2588 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

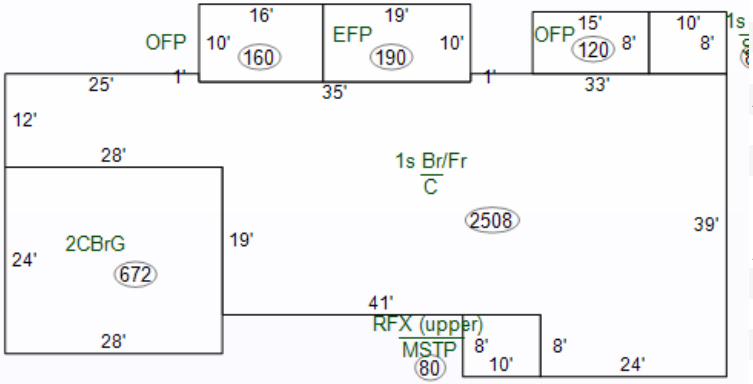
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	80	$2,100
Canopy, Roof Extension	80	$1,000
Porch, Open Frame	120	$5,800
Porch, Open Frame	160	$6,400
Porch, Enclosed Frame	190	$10,500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	2588	2588	$167,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		2508	0	$9,200	
Slab		80	0	$0	
			Total Base		$176,300
Adjustments			**1 Row Type Adj. x 1.00**		$176,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)				1:2588	$5,700
No Elec (-)					$0
Plumbing (+ / -)				11 – 5 = 6 x $800	$4,800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$191,300
				Sub-Total, 1 Units	
Exterior Features (+)				$25,800	$217,100
Garages (+) 672 sqft				$20,500	$237,600
				Quality and Design Factor (Grade)	1.10
				Location Multiplier	0.87
				Replacement Cost	$227,383

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	5/6 Masonry	C+2	1968	1995	28	A		0.87		2,588 sqft	$227,383	24%	$172,810	0%	100%	1.190	1.0000	$205,600

Total all pages $205,600 **Total this page** $205,600