

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: 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  
4505000

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

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Rolling

Public Utilities  
Electricity

Streets or Roads  
Paved

Neighborhood Life Cycle Stage  
Static

Printed Friday, May 16, 2025

Review Group 2027

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



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$26,000	Land	\$26,000	\$26,000	\$22,600	\$19,800	\$19,800
\$19,700	Land Res (1)	\$19,700	\$19,700	\$17,100	\$15,000	\$15,000
\$6,300	Land Non Res (2)	\$6,300	\$6,300	\$5,500	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$4,800	\$4,800
\$267,500	Improvement	\$267,500	\$267,500	\$235,000	\$205,600	\$208,000
\$267,500	Imp Res (1)	\$267,500	\$267,500	\$235,000	\$205,600	\$208,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$293,500	Total	\$293,500	\$293,500	\$257,600	\$225,400	\$227,800
\$287,200	Total Res (1)	\$287,200	\$287,200	\$252,100	\$220,600	\$223,000
\$6,300	Total Non Res (2)	\$6,300	\$6,300	\$5,500	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.000000	1.00	\$19,700	\$19,700	\$19,700	0%	1.0000	100.00	0.00	0.00	\$19,700
91	A		0	1.377000	1.00	\$4,600	\$4,600	\$6,334	0%	1.0000	0.00	100.00	0.00	\$6,330
82	A	GE	0	0.160000	1.02	\$2,120	\$2,162	\$346	-100%	1.0000	0.00	100.00	0.00	\$00

Review Group 2027

Data Source Aerial

Collector 04/06/2022 Nexus

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

Res

Notes

6/13/2022 Misc: 2023 GENERAL REVALUATION

Land Computations

Calculated Acreage	2.54
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
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 / Classified Value	\$0
Homesite(s) Value	\$19,700
91/92 Value	\$6,300
Supp. Page Land Value	
CAP 1 Value	\$19,700
CAP 2 Value	\$6,300
CAP 3 Value	\$0
Total Value	\$26,000

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

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

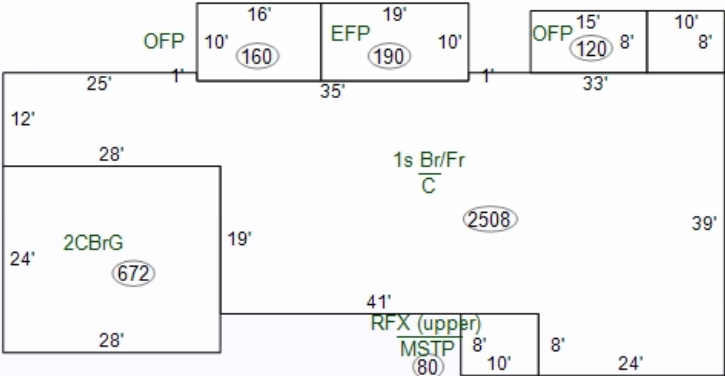
0

Total Rooms

7

Heat Type

Central Warm Air



Cost Ladder						
Floor	Constr	Base	Finish	Value	Totals	
1	95	2588	2588	\$221,200		
2						
3						
4						
1/4						
1/2						
3/4						
Attic						
Bsmt						
Crawl		2508	0	\$12,200		
Slab		80	0	\$0		
		Total Base			\$233,400	
Adjustments	1 Row Type Adj. x 1.00				\$233,400	
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	\$7,500	
No Elec (-)						\$0
Plumbing (+ / -)			11 – 5 = 6 x \$800		\$4,800	
Spec Plumb (+)						\$0
Elevator (+)						\$0
Sub-Total, One Unit					\$250,200	
Sub-Total, 1 Units						
Exterior Features (+)				\$33,600	\$283,800	
Garages (+) 672 sqft				\$27,300	\$311,100	
Quality and Design Factor (Grade)					1.10	
Location Multiplier					0.85	
Replacement Cost					\$290,879	

Specialty Plumbing		
Description	Count	Value

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	5/6 Maso	C+2	1968	1995	30	A		0.85		2,588 sqft	\$290,879	24%	\$221,070	0%	100%	1.210	1.000	100.00	0.00	0.00	\$267,500