

General Information

Parcel Number 89-10-22-110-309.000-005
Local Parcel Number 31-22-110-309.000-04

Tax ID: 004-00165-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004)
CENTER TOWNSHIP - SANITARY

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 995550-004
CENTER-995550 (004)

Section/Plat 3122110

Location Address (1)
3998 WESTWOOD DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2027

Ownership

KEAN, DAN W & SHERRY E
3998 WESTWOOD DR
RICHMOND, IN 47374

Legal

LOT 9 WESTWOOD FIRST SUB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900, KEAN, DAN W & SHE, CO, /, I

Notes

3/3/2023 Misc: 2023 GENERAL REVALUATION



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, 2021.

Land Computations

Table with columns: Description, Value. Rows: Calculated Acreage (0.34), Actual Frontage (100), Developer Discount, Parcel Acreage (0.34), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.34), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$30,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$30,300)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Row: F, F, 100, 100x150, 1.06, \$286, \$303, \$30,300, 0%, 1.0000, 100.00, 0.00, 0.00, \$30,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2088 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 Frame	180	\$9,200
Wood Deck	445	\$7,900

Plumbing

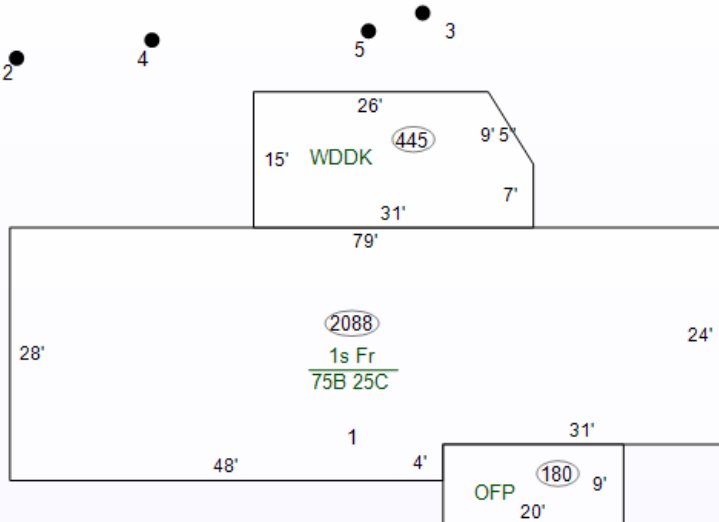
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
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 1Fr	2088	2088	\$172,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1566	0	\$46,500	
Crawl	522	0	\$5,900	
Slab				

Total Base \$225,100

Adjustments 1 Row Type Adj. x 1.00 \$225,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:2088	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$239,900

Sub-Total, 1 Units

Exterior Features (+)	\$17,100	\$257,000
Garages (+) 0 sqft	\$0	\$257,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$218,450

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	1959	1980	45	A		0.85		3,654 sqft	\$218,450	30%	\$152,920	7%	100%	1.080	1.000	100.00	0.00	0.00	\$153,600
2: Detached Garage/Boat H	1	Wood Fr	D	1959	1959	66	A	\$42.58	0.85	\$28.95	22'x24'	\$15,288	47%	\$8,100	0%	100%	1.080	1.000	100.00	0.00	0.00	\$8,700
3: Pool, Above Ground (circu	1	SV	C	2013	2013	12	A		0.85		24' Circ		85%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	C	2015	2015	10	A		0.85		10'x16'		30%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0
5: Wood Deck- Treated pine	1	SV	C	2013	2013	12	A		0.85		636 sqft		11%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0