

89-10-22-110-516.000-005

THERRIEN, LUCILLE

3962 WOLKE DR

510, 1 Family Dwell - Platted Lot

CENTER-995550 (004)/9955

1/2

General Information

Parcel Number 89-10-22-110-516.000-005
Local Parcel Number 31-22-110-516.000-04

Tax ID: 004-00566-00

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)
3962 WOLKE 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

THERRIEN, LUCILLE
3962 WOLKE DR
RICHMOND, IN 47374

Legal

LOT 34 TOWN & COUNTRY EST 2ND ADD
REPLAT



Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, THERRIEN, LUCILLE, CO, /, I

Notes

2/24/2023 Misc: 2023 GENERAL REVALUATION

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 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 1: F, F, 100, 100x120, 0.96, \$286, \$275, \$27,500, 0%, 1.0000, 100.00, 0.00, 0.00, \$27,500

Land Computations

Table with columns: Description, Value. Rows include: Calculated Acreage (0.28), Actual Frontage (100), Developer Discount, Parcel Acreage (0.28), 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 (0.28), 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 (\$27,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$27,500)

Data Source External Only

Collector 10/19/2022 rc

Appraiser 02/24/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1280 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
Wood Deck	190	\$4,600

**Plumbing**

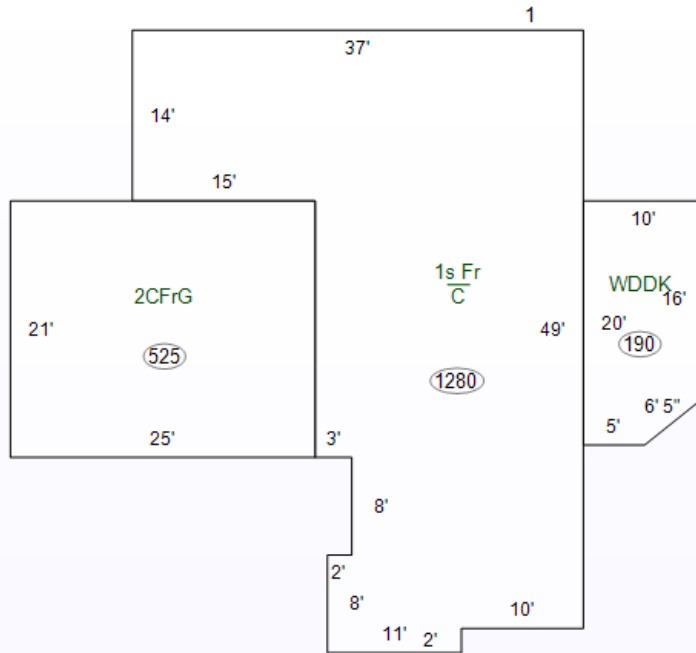
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
<b>Specialty Plumbing</b>		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1280	1280	\$122,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1280	0	\$8,700	
Slab				

<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$131,400</b>
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1280	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	<b>\$137,400</b>
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<b>Sub-Total, 1 Units</b>	<b>\$137,400</b>
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Exterior Features (+)	\$4,600	\$142,000
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Garages (+) 525 sqft	\$21,400	\$163,400
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Quality and Design Factor (Grade)		1.05
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Location Multiplier		0.85
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<b>Replacement Cost</b>	<b>\$145,835</b>
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**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+1	1982	1995	30 A		0.85		1,280 sqft	\$145,835	24%	\$110,830	0%	100%	1.080	1.000	100.00	0.00	0.00	\$119,700