

89-10-22-120-118.000-005

General Information

Parcel Number

89-10-22-120-118.000-005

Local Parcel Number

31-22-120-118.000-04

Tax ID:

004-00237-00

Routing Number

SHERWOOD, NOAH & SYDNEY

Ownership

SHERWOOD, NOAH & SYDNEY MOR

3332 NW C ST

RICHMOND, IN 47374

Legal

LOT 87 TOSCHLOG SUB 6TH ADDN

3332 NW C ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/28/2023	SHERWOOD, NOAH	2023006581	WD	/	\$175,000	V
06/28/2021	KOONS, ETHAN JAM	2021006488	WD	/	\$140,000	V
04/21/2016	MEYER, DANIEL A &	2016003066	WD	/	\$106,000	V
01/23/2012	FISHER, GARL LEE &	2012000459	QC	/		I
01/01/1900	FISHER, GARY LEE	2012000459	QC	/		I

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

3122120

Location Address (1)

3332 NW C ST

RICHMOND, IN 47374

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

All

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed

Tuesday, April 29, 2025

Review Group

2027

Data Source

External Only

Collector

10/20/2022

rc

Appraiser

02/28/2023

Nexus

Notes

2/28/2023 Misc: 2023 GENERAL REVALUATION

8/2/2021 Misc: 2022 SALES REVIEW: CHANGE COND TO GOOD. APPLY EFF AGE PER F/C 7-29-21

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/07/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$27,500	Land	\$27,500	\$23,400	\$21,100	\$21,100	\$21,100
\$27,500	Land Res (1)	\$27,500	\$23,400	\$21,100	\$21,100	\$21,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$145,200	Improvement	\$145,200	\$126,800	\$108,400	\$108,800	\$89,600
\$145,200	Imp Res (1)	\$145,200	\$126,800	\$108,400	\$108,800	\$89,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$172,700	Total	\$172,700	\$150,200	\$129,500	\$129,900	\$110,700
\$172,700	Total Res (1)	\$172,700	\$150,200	\$129,500	\$129,900	\$110,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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

Land Computations

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

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1632 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
Patio, Treated Pine	110	\$800
Patio, Concrete	110	\$800
Patio, Concrete	28	\$200
Canopy, Roof Extension	28	\$800

Plumbing

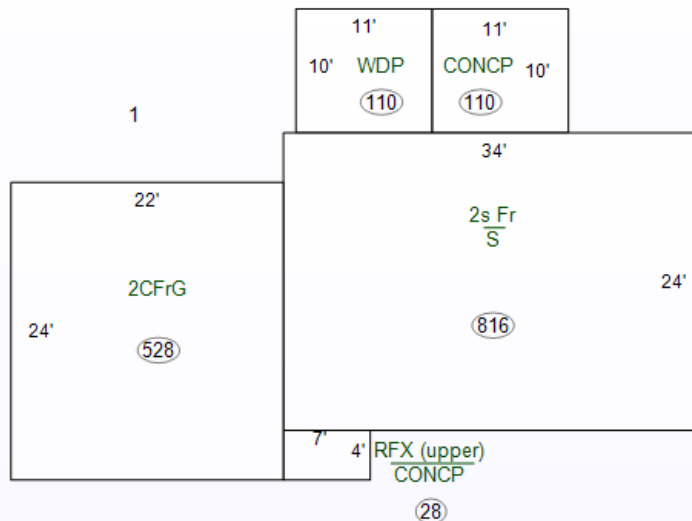
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	816	816	\$90,600	
2	1Fr	816	816	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		816	0	\$0	

	Total Base	\$136,900
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Adjustments	1 Row Type Adj. x 1.00	\$136,900
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	\$0
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Loft (+)	\$0
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Fireplace (+)	\$0
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No Heating (-)	\$0
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A/C (+)	2:816 1:816	\$6,700
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No Elec (-)	\$0
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Plumbing (+ / -)	$11 - 5 = 6 \times \$800$	\$4,800
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Spec Plumb (+)	\$0
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Elevator (+)	\$0
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Sub-Total, One Unit	\$148,400
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Sub-Total, 1 Units

Exterior Features (+)	\$2,600	\$151,000
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Garages (+) 528 sqft	\$21,400	\$172,400
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Quality and Design Factor (Grade)	1.00
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Location Multiplier	0.85
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Replacement Cost	\$146,540
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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	2	Wood Fr	C	1978	1998	27	G		0.85		1,632 sqft	\$146,540	22%	\$114,300	0%	100%	1.270	1.000	100.00	0.00	0.00	\$145,200