

General Information

Parcel Number 89-10-22-120-123.000-005
Local Parcel Number 31-22-120-123.000-04

Tax ID: 004-00885-00

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 3122120

Location Address (1)
3362 NW C ST
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

VANCE, SCOTT
3362 NW C ST
RICHMOND, IN 47374

Legal

LOT 92 TOSCHLOG SUB DIV 7TH ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/12/2023 VANCE, SCOTT and 01/01/1900 SHEPHERD, LISA G.

Notes

2/28/2023 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.32), Actual Frontage (111), Developer Discount, Parcel Acreage (0.32), 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 (0.32), 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 (\$31,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$31,100).

Data Source External Only

Collector 10/20/2022 rc

Appraiser 02/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1478 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, Concrete	78	\$600
Patio, Concrete	140	\$1,200
Canopy, Shed Type	140	\$1,300

Plumbing

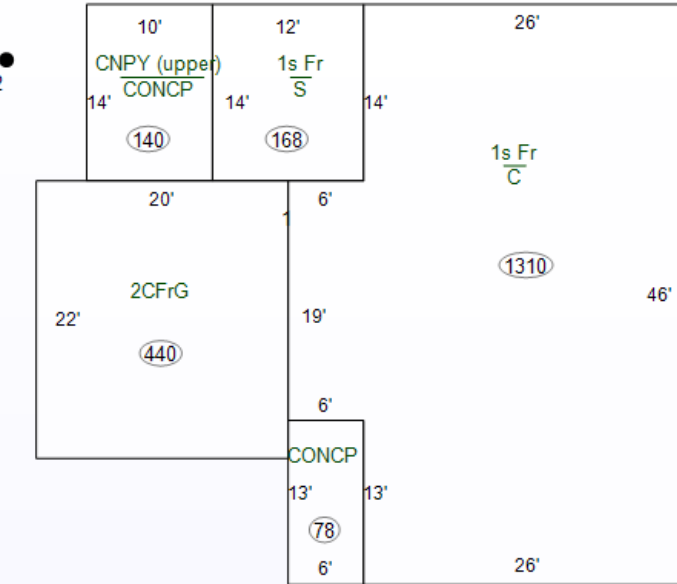
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1478	1478	\$133,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1310	0	\$8,800	
Slab	168	0	\$0	
Total Base			\$142,000	

Adjustments

1 Row Type Adj. x 1.00		\$142,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1478	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$149,200

Sub-Total, 1 Units

Exterior Features (+)	\$3,100	\$152,300
Garages (+) 440 sqft	\$18,900	\$171,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$152,796

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	1978	1978	47	A		0.85		1,478 sqft	\$152,796	35%	\$99,320	0%	100%	1.270	1.000	100.00	0.00	0.00	\$126,100
2: Utility Shed	1	SV	D	2010	2010	15	A		0.85		8'x12'		45%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0