

General Information

Parcel Number 89-10-22-120-404.000-005

Local Parcel Number 31-22-120-404.000-04

Tax ID: 004-00320-00

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) 3804 CONSTANCE 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

SANDLIN, LEONARD E & OLGA F 3804 CONSTANCE RD RICHMOND, IN 47374

Legal

LOT 5 TOWN & COUNTRY EST 1ST ADDN



Transfer of Ownership

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

Notes

2/17/2023 Misc: 2023 GENERAL REVAL

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: F F 86 86x150 1.06 \$286 \$303 \$26,058 0% 1.0000 100.00 0.00 0.00 \$26,060

Land Computations

Table with columns: Computation, Value. Rows: Calculated Acreage 0.30, Actual Frontage 86, Developer Discount, Parcel Acreage 0.30, 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 0.30, 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 \$26,100, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$26,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1790 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	192	\$1,400
Porch, Open Frame	192	\$10,100
Porch, Enclosed Frame	180	\$12,800

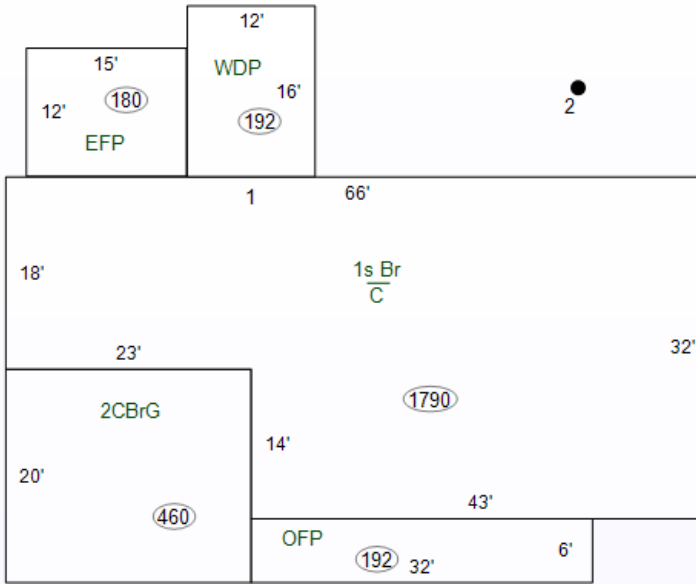
Plumbing

	#	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	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1790	1790	\$170,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1790	0	\$10,500	
Slab					

Total Base \$180,600

Adjustments 1 Row Type Adj. x 1.00 \$180,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1790	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$192,900

Sub-Total, 1 Units

Exterior Features (+)	\$24,300	\$217,200
Garages (+) 460 sqft	\$19,400	\$236,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$211,166

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	Brick	C+1	1978	1985	40	A		0.85		1,790 sqft	\$211,166	28%	\$152,040	0%	100%	1.080	1.000	100.00	0.00	0.00	\$164,200
2: Utility Shed	1	SV	D	2005	2005	20	A		0.85		8'x10'		50%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0