

89-10-22-210-210.000-005

General Information

Parcel Number
89-10-22-210-210.000-005

Local Parcel Number
31-22-210-210.000-04

Tax ID:
004-00274-00

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
3122210

Location Address (1)
3204 NW C ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2027

GETHERS, DAVID D & BETTE S

Ownership

GETHERS, DAVID D & BETTE S
3204 NW C ST
RICHMOND, IN 47374

Legal

LOT 63 TOSCHLOG SUB DIV 4TH ADDN

3204 NW C ST

Transfer of Ownership

Date
01/01/1900

Owner
GETHERS, DAVID D

Doc ID
CO

Code
/

Book/Page
I

Adj Sale Price
V/I

510, 1 Family Dwell - Platted Lot

Res

CENTER-995550 (004)/9955

Notes

4/17/2023 Misc: 2023 GENERAL REVAL

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
02/19/2025	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	☐	☐	☐	☐	☐
\$28,600	Land	\$28,600	\$24,400	\$22,000	\$22,000	\$22,000
\$28,600	Land Res (1)	\$28,600	\$24,400	\$22,000	\$22,000	\$22,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$227,100	Improvement	\$227,100	\$196,000	\$177,600	\$171,100	\$156,400
\$227,100	Imp Res (1)	\$227,100	\$196,000	\$177,600	\$171,100	\$156,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$255,700	Total	\$255,700	\$220,400	\$199,600	\$193,100	\$178,400
\$255,700	Total Res (1)	\$255,700	\$220,400	\$199,600	\$193,100	\$178,400
\$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	100x131	1.00	\$286	\$286	\$28,600	0%	1.0000	100.00	0.00	0.00	\$28,600

Land Computations

Calculated Acreage	0.30
Actual Frontage	100
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	\$28,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,600

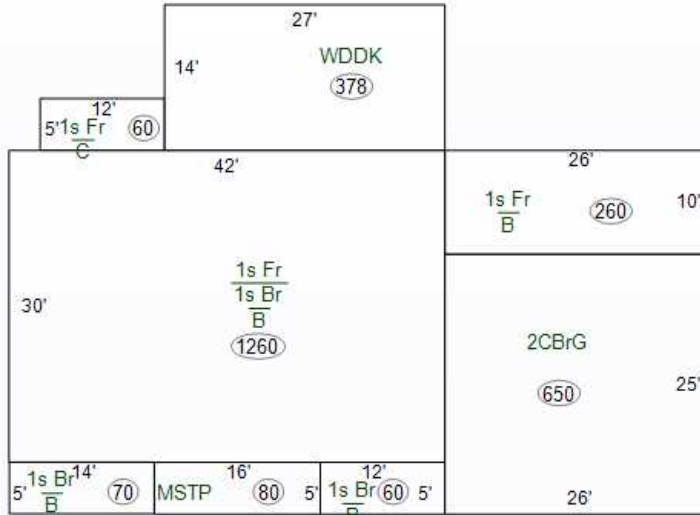
Data Source
External Only

Collector
10/20/2022 rc

Appraiser
04/17/2023 Nexus

2/2

Description	Area	Value
Stoop, Masonry	80	\$2,700
Wood Deck	378	\$7,500

Central Warm Air

1

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Replacement Cost	\$292,115
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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	3/6 Maso	C+1	1974	1985	40	A		0.85		4,620 sqft	\$292,115	28%	\$210,320	0%	100%	1.080	1.000	100.00	0.00	0.00	\$227,100

\$227,100