

General Information

Parcel Number 89-10-22-320-208.000-005
Local Parcel Number 31-22-320-208.000-04

Tax ID: 004-00024-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004)
CENTER TOWNSHIP - SANITARY

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 204991-004
CENTER-204991 (004)

Section/Plat 3122320

Location Address (1)
3515 W NATIONAL RD
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

VAN WINKLE, DENNIS B JR & TARA
3515 NATIONAL RD W
RICHMOND, IN 47374

Legal

PT FRACT SEC 22-16-14 1.185A



Transfer of Ownership

Date 01/01/1900 Owner VAN WINKLE, DENNI Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/16/2022 Misc: 2023 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), 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). Values include \$21,300, \$119,800, \$141,100, etc.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows for land types 9, 91, 82.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (1.19), Actual Frontage (0), Developer Discount, Parcel Acreage (1.19), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.09), Total Acres Farmland (0.00), 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 (\$20,800), 91/92 Value (\$500), Supp. Page Land Value, CAP 1 Value (\$20,800), CAP 2 Value (\$500), CAP 3 Value (\$0), Total Value (\$21,300).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1828 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        | 240  | \$1,900 |
| Canopy, Shed Type      | 240  | \$1,900 |
| Canopy, Roof Extension | 72   | \$1,300 |
| Stoop, Masonry         | 72   | \$2,700 |

**Plumbing**

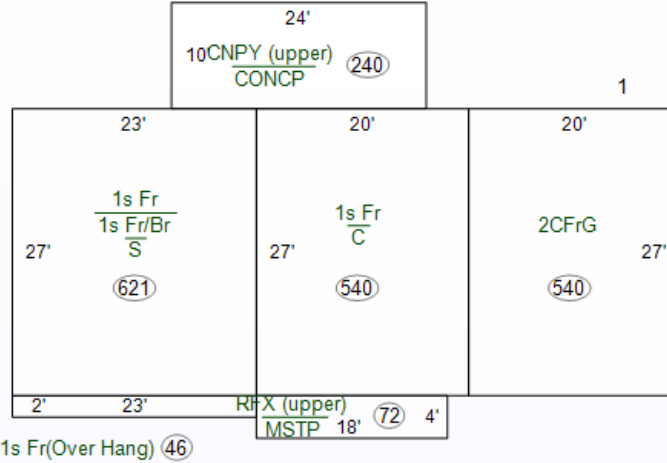
|               | #        | TF       |
|---------------|----------|----------|
| Full Bath     | 2        | 6        |
| Half Bath     | 0        | 0        |
| Kitchen Sinks | 1        | 1        |
| Water Heaters | 1        | 1        |
| Add Fixtures  | 0        | 0        |
| <b>Total</b>  | <b>4</b> | <b>8</b> |

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

| Floor Constr | Base | Finish | Value             | Totals           |
|--------------|------|--------|-------------------|------------------|
| 1 91A        | 1207 | 1207   | \$119,700         |                  |
| 2 1Fr        | 621  | 621    | \$40,200          |                  |
| 3            |      |        |                   |                  |
| 4            |      |        |                   |                  |
| 1/4          |      |        |                   |                  |
| 1/2          |      |        |                   |                  |
| 3/4          |      |        |                   |                  |
| Attic        |      |        |                   |                  |
| Bsmt         |      |        |                   |                  |
| Crawl        | 540  | 0      | \$6,000           |                  |
| Slab         | 621  | 0      | \$0               |                  |
|              |      |        | <b>Total Base</b> | <b>\$165,900</b> |

**Adjustments**

|                  |  |                   |                               |                  |
|------------------|--|-------------------|-------------------------------|------------------|
|                  |  |                   | <b>1 Row Type Adj. x 1.00</b> | <b>\$165,900</b> |
| Unfin Int (-)    |  |                   |                               | \$0              |
| Ex Liv Units (+) |  |                   |                               | \$0              |
| Rec Room (+)     |  |                   |                               | \$0              |
| Loft (+)         |  |                   |                               | \$0              |
| Fireplace (+)    |  |                   |                               | \$0              |
| No Heating (-)   |  |                   |                               | \$0              |
| A/C (+)          |  | 1:1207 2:621      |                               | \$5,500          |
| No Elec (-)      |  |                   |                               | \$0              |
| Plumbing (+ / -) |  | 8 - 5 = 3 x \$800 |                               | \$2,400          |
| Spec Plumb (+)   |  |                   |                               | \$0              |
| Elevator (+)     |  |                   |                               | \$0              |

**Sub-Total, One Unit** \$173,800

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$7,800  | \$181,600        |
| Garages (+) 540 sqft              | \$21,400 | \$203,000        |
| Quality and Design Factor (Grade) |          | 1.05             |
| Location Multiplier               |          | 0.85             |
| <b>Replacement Cost</b>           |          | <b>\$181,178</b> |

**Summary of Improvements**

| Description             | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | 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            | 1/6 Maso    | C+1   | 1964       | 1964     | 61      | A      |    |           | 0.85 |          | 1,828 sqft | \$181,178 | 42%      | \$105,080     | 0%      | 100% | 1.140 | 1.000 | 100.00 | 0.00  | 0.00  | \$119,800    |
| 2: Utility Shed         | 1            | SV          | D     | 1999       | 1999     | 26      | A      |    |           | 0.85 |          | 8'x10'     |           | 55%      |               | 0%      | 100% | 1.140 | 1.000 | 100.00 | 0.00  | 0.00  | \$0          |