

89-14-32-000-412.001-022

WOODEN, KENNETH J

546 E PLEASANT PLAIN RD

511, 1 Family Dwell - Unplatted (0 to 9.9

NEW GARDEN-125129 (012 1/2

General Information

Parcel Number 89-14-32-000-412.001-022
Local Parcel Number 12-32-000-412.010-12

Tax ID: 012-00158-03

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township NEW GARDEN TOWNSHIP

District 022 (Local 012)
NEW GARDEN TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 125129-012
NEW GARDEN-125129 (012)

Section/Plat 1232000

Location Address (1)
546 E PLEASANT PLAIN RD
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

WOODEN, KENNETH J
1437 COPPER GLEN DR
LEXINGTON, KY 40514

Legal

PT SE 32-15-1 1.00A, 1.64A & 2.39A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2015.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/22/2025 Misc: 2025 GENERAL REVALUATION
9/1/2020 Misc: 2021- GENERAL REVAL
11/1/2019 Misc: 2020 NEW CONSTRUCTION: ADD A/C, CNPY, & WDDK PER F/C 10/25/19



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1-3) categories.

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 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (5.03), Actual Frontage (0), Developer Discount, Parcel Acreage (5.03), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.47), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.56), 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 (\$19,400), 91/92 Value (\$13,500), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$13,500), CAP 3 Value (\$0), Total Value (\$32,900).

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1008 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 |
|-------------------|------|----------|
| Wood Deck | 680 | \$13,000 |
| Canopy, Shed Type | 392 | \$2,900 |

Plumbing

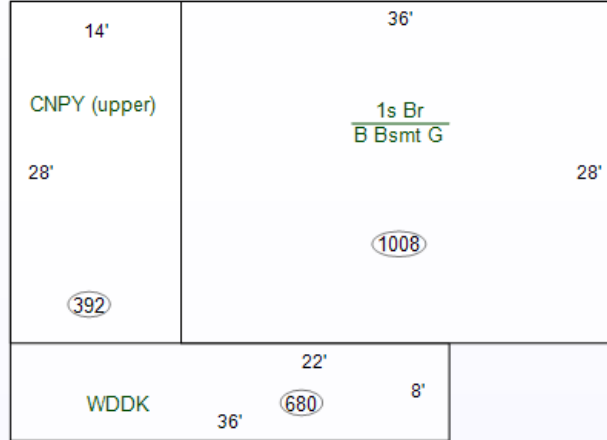
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|--------------------|--------------|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 5 36' |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-----------|--------|
| 1 7 | 1008 | 1008 | \$115,700 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 1008 | 0 | \$34,600 | |
| Crawl | | | | |
| Slab | | | | |

Total Base \$150,300

Adjustments 1 Row Type Adj. x 1.00 \$150,300

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) 2:350 \$5,000
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1008 \$3,800
 No Elec (-) \$0
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$159,100

Sub-Total, 1 Units

Exterior Features (+) \$15,900 \$175,000

Garages (+) 200 sqft \$3,500 \$178,500

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$144,139

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 | 1968 | 1968 | 57 A | | 0.85 | | 2,016 sqft | \$144,139 | 40% | \$86,480 | 0% | 100% | 1.240 | 1.000 | 100.00 | 0.00 | 0.00 | \$107,200 |
| 2: Utility Shed | 1 | SV | D | 1963 | 1963 | 62 F | | 0.85 | | 14'x24' | | 70% | | 0% | 100% | 1.240 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |
| 3: Utility Shed | 1 | SV | C | 2017 | 2017 | 8 A | | 0.85 | | 12'x32' | | 25% | | 0% | 100% | 1.240 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |