

89-14-32-000-413.001-022

WOODRUFF, CODY ERIC & LOR

970 E PLEASANT PLAIN RD

541, Mobile or Manufactured Home - Un

NEW GARDEN-125129 (012

General Information

Parcel Number 89-14-32-000-413.001-022
Local Parcel Number 12-32-000-413.010-12

Tax ID: 012-00609-01

Routing Number

Property Class 541
Mobile or Manufactured Home - Un

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) 970 E PLEASANT PLAIN RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

WOODRUFF, CODY ERIC & LORRAI
BURWELL WOODRUFF H&W
970 E PLEASANT PLAIN RD
RICHMOND, IN 47374

Legal

PT SE SEC 32-15-1 4.017A & 0.803A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 12/08/2023 to 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/22/2025 Misc: 2025 GENERAL REVALUATION
10/22/2024 PERMIT/CO: 2025 PERMIT# 22-132 ADD SHED PER C/O 12-22-23
12/20/2023 Sales Disclosure: 2024 SALES REVIEW

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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 show land data for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (4.82), Actual Frontage (0), Developer Discount, Parcel Acreage (4.82), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.12), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.70), 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 (\$14,100), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$14,100), CAP 3 Value (\$0), Total Value (\$33,500).

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** 1066 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	66	\$600

**Plumbing**

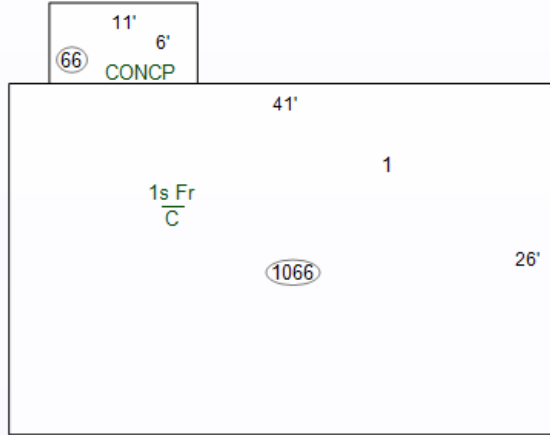
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1066	1066	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1066	0	\$7,900	
Slab				

**Total Base** \$117,900

**Adjustments** 1 Row Type Adj. x 1.00 \$117,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1066	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$124,300

**Sub-Total, 1 Units**

Exterior Features (+) \$600 \$124,900

Garages (+) 0 sqft \$0 \$124,900

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

**Replacement Cost** \$90,240

**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	D+1	1997	1997	28 A		0.85		1,066 sqft	\$90,240	28%	\$64,970	0%	100%	1.240	1.000	100.00	0.00	0.00	\$80,600
2: Detached Garage/Boat H	1	Wood Fr	C	2000	2000	25 A	\$37.41	0.85	\$31.80	32'x26'	\$26,456	22%	\$20,640	0%	100%	1.240	1.000	100.00	0.00	0.00	\$25,600
3: Utility Shed	1	SV	C	2023	2023	2 A		0.85		10'x12'		10%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	C	2024	2024	1 A		0.85		24'x30'		5%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0