

General Information

Parcel Number 89-16-13-000-409.002-028
Local Parcel Number 46-13-000-409.020-15

Tax ID: 015-01828-03

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015)
School Corp 8385
Neighborhood 154158-015 N/E
Section/Plat 4613000
Location Address (1) 3396 PORTERFIELD RD

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 Improving

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

FREDERICK, KENNETH R & TERRI L
3396 PORTERFIELD RD
RICHMOND, IN 47374

Legal

PT SE SEC 13-14-1 8.530A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/01/2007 and 01/01/1900.

Notes

10/23/2020 Misc: 2021 GENERAL REVAL

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.

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

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1662 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
Porch, Open Frame	138	\$8,300
Wood Deck	252	\$5,400
Canopy, Shed Type	104	\$900
Patio, Concrete	104	\$800

Plumbing

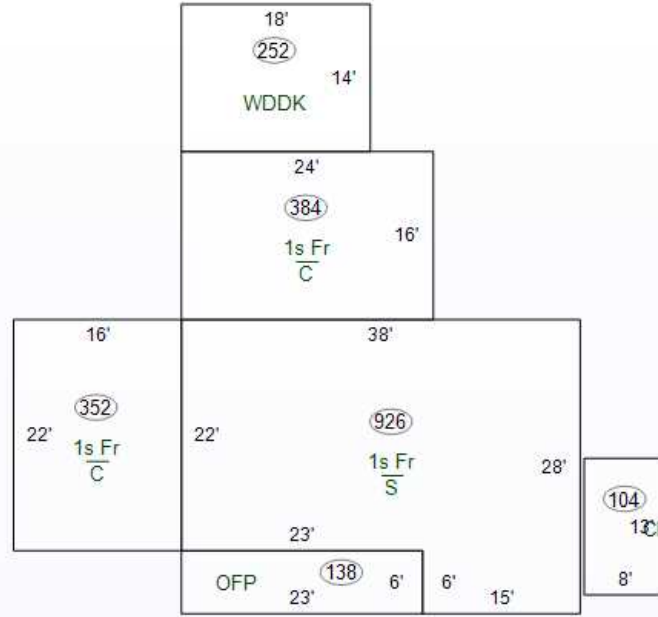
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1662	1662	\$143,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	736	0	\$6,600	
Slab	926	0	\$0	
Total Base			\$150,500	

Adjustments 1 Row Type Adj. x 1.00 \$150,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1662	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$161,800

Sub-Total, 1 Units

Exterior Features (+)	\$15,400	\$177,200
Garages (+) 0 sqft	\$0	\$177,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$150,620

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	C	1960	1978	47	A		0.85		1,662 sqft	\$150,620	35%	\$97,900	0%	100%	1.270	1.000	100.00	0.00	0.00	\$124,300
2: Type 3 Barn	1	T3AW	C	1900	1900	125	F	\$20.97	0.85		24' x 36' x 10'	\$11,929	70%	\$3,580	50%	100%	1.270	1.000	100.00	0.00	0.00	\$2,300