

89-16-27-100-210.000-028

DUNHAM, CHRISTOPHER DALE

2512 PLEASANT VIEW RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/E)/1

General Information

Parcel Number 89-16-27-100-210.000-028

Local Parcel Number 46-27-100-210.000-15

Tax ID: 015-01451-00

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) WAYNE TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 154158-015 N/E WAYNE-154158 (015 N/E)

Section/Plat 4627100

Location Address (1) 2512 PLEASANT VIEW 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 Improving

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

DUNHAM, CHRISTOPHER DALE & KAREN ANN 2512 PLEASANT VIEW RD RICHMOND, IN 47374

Legal

PT NW SEC 27-14-1 1A



Transfer of Ownership

Date 01/01/1900 Owner DUNHAM, CHRISTOP Doc ID Code Book/Page Adj Sale Price V/I

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 7 columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Assessment Year. Rows include Land, Improvement, and Total values.

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

Table with 15 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 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source External Only

Collector 09/14/2020 ts

Appraiser 10/23/2020 gw

Total Value \$20,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1612 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
Canopy, Roof Extension	192	\$2,700
Patio, Concrete	308	\$2,200
Patio, Concrete	233	\$1,700

Plumbing

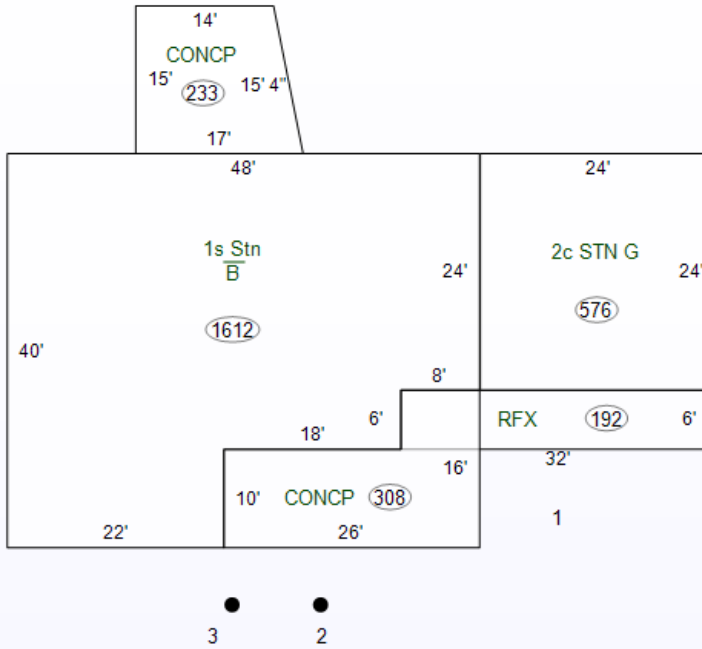
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
3		
2		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	8	1612	1612	\$154,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1612	0	\$47,000	
Crawl					
Slab					

Total Base		\$201,900
Adjustments	1 Row Type Adj. x 1.00	\$201,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:500	\$9,200
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$217,200
Sub-Total, 1 Units		
Exterior Features (+)	\$6,600	\$223,800
Garages (+) 576 sqft	\$25,800	\$249,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$212,160

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	Stone	C	1955	1975	50	A		0.85		3,224 sqft	\$212,160	35%	\$137,900	0%	100%	1.270	1.000	100.00	0.00	0.00	\$175,100
2: Porch- Open frame or equ	1		C	1995	1995	30	A		0.85		12'x12'	\$7,055	24%	\$5,360	0%	100%	1.270	1.000	100.00	0.00	0.00	\$6,800
3: Utility Shed	1		C	1980	1980	45	A	\$20.44	0.85	\$17.37	14'x14'	\$3,405	65%	\$1,190	0%	100%	1.270	1.000	100.00	0.00	0.00	\$1,500