

General Information

Parcel Number 89-16-27-400-204.000-028
Local Parcel Number 46-27-400-204.000-15

Tax ID: 015-01586-00

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 4627400
Location Address (1) 3287 PLEASANT VIEW RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

WITHERBY, JAMES M & ANGELA J
3287 PLEASANT VIEW RD
RICHMOND, IN 47374

Legal

PT SE SEC 27-14-1 1.34A & 0.642A



Transfer of Ownership

Date 01/01/1900 Owner WITHERBY, JAMES M 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, Assessment Year, 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)

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: Description, Value. Includes Calculated Acreage (1.98), Actual Frontage (0), Developer Discount, Parcel Acreage (1.98), 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 (0.86), 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 (\$20,900), 91/92 Value (\$4,100), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$4,100), CAP 3 Value (\$0), Total Value (\$25,000)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2008 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	200	\$10,100

Plumbing

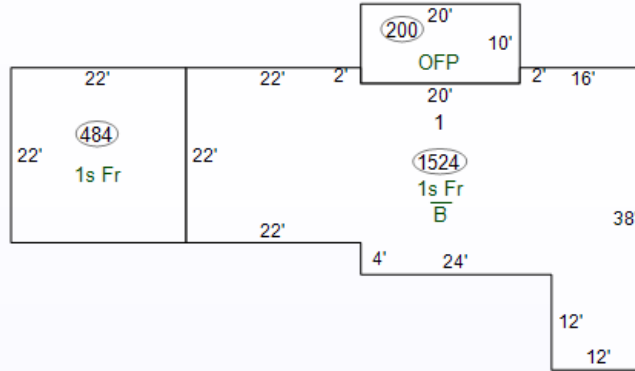
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2008	2008	\$166,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1524	0	\$45,600	
Crawl					
Slab					

Total Base		\$212,200
Adjustments	1 Row Type Adj. x 1.00	\$212,200
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1000	\$10,200
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:2008	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit		\$239,400
Sub-Total, 1 Units		
Exterior Features (+)	\$10,100	\$249,500
Garages (+) 0 sqft	\$0	\$249,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$222,679

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+1	1950	1980	45	A		0.85		3,532 sqft	\$222,679	30%	\$155,880	0%	100%	1.270	1.000	100.00	0.00	0.00	\$198,000
2: Detached Garage/Boat H	1	Brick	C	1998	1998	27	A	\$44.11	0.85	\$37.49	24'x36'	\$32,394	24%	\$24,620	0%	100%	1.270	1.000	100.00	0.00	0.00	\$31,300