

89-16-34-410-132.000-030

GOHN, DAVID LEON & BARBAR

3209 DOGWOOD LN

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-16-34-410-132.000-030
Local Parcel Number 46-34-410-132.000-29

Tax ID: 029-46078-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 293454-029 WAYNE-293454 (029)
Section/Plat
Location Address (1) 3209 DOGWOOD LN RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

GOHN, DAVID LEON & BARBARA J
3209 DOGWOOD LN
RICHMOND, IN 47374

Legal

LOT 27 PARK-WOODS ESTATES SUB SEC 2

Transfer of Ownership

Date 01/01/1900 Owner GOHN, DAVID LEON Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/28/2024 Misc: 2025 GENERAL REVALUATION
11/2/2020 Misc: 2021 GENERAL REVAL



Res

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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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, Value. Includes rows for 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.

Data Source External Only

Collector 08/08/2024 js

Appraiser 08/28/2024 Nexus

Total Value \$65,100

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2376 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, Enclosed Frame	266	\$17,000
Wood Deck	220	\$5,000
Patio, Concrete	100	\$800
Stoop, Masonry	130	\$3,500
Canopy, Roof Extension	130	\$1,900

**Plumbing**

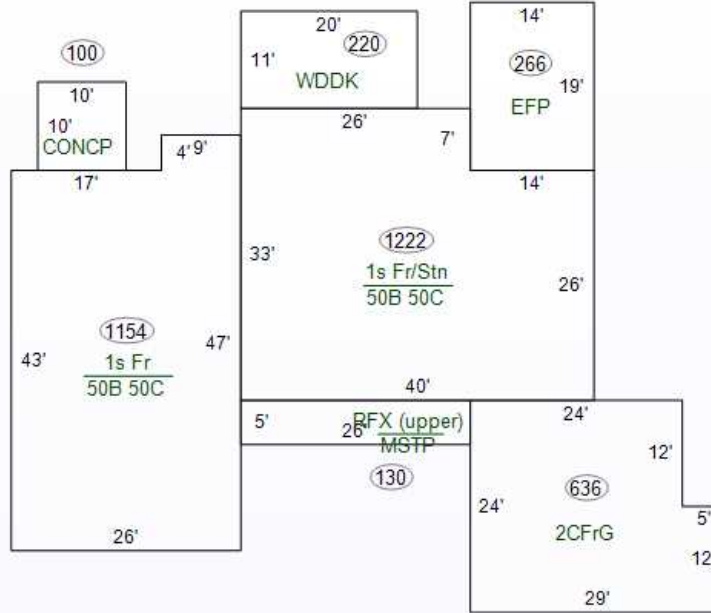
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
<b>Total</b>	<b>7</b>	<b>12</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	2376	2376	\$192,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1188	0	\$39,200	
Crawl	1188	0	\$8,400	
Slab				

**Total Base** \$240,100

**Adjustments** 1 Row Type Adj. x 1.00 \$240,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2376	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$256,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$28,200	\$285,100
Garages (+) 636 sqft	\$26,000	\$311,100
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

**Replacement Cost** \$290,879

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1/6 Maso	C+2	1979	1989	36	G			0.85		3,564 sqft	\$290,879	26%	\$215,250	0%	100%	1.220	1.000	100.00	0.00	0.00	\$262,600