

89-16-35-130-402.000-030

PAHL, BRANDEN C & KIMBERL

3811 OAKVIEW DR

510, 1 Family Dwell - Platted Lot

WAYNE-293294 (029)/2932

1/2

General Information	
Parcel Number	89-16-35-130-402.000-030
Local Parcel Number	46-35-130-402.000-29
Tax ID:	029-47515-00
Routing Number	

Ownership	
PAHL, BRANDEN C & KIMBERLY J	3811 OAKVIEW DR
	RICHMOND, IN 47374
Legal	
LOT 15 COUNTRY CLUB HILLS 4TH ADDN	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
07/12/2023	PAHL, BRANDEN C &	2023005207	WD	/	\$221,400	I	
02/28/2017	CONRADES, DANIEL	2017001691	WD	/	\$142,000	I	
08/05/2009	WILLIAMS, MATTHE		CO	/	\$139,500	V	
08/05/2009	WILLIAMS, MATTHE	2009007515	WD	/	\$139,500	V	
09/02/2008	MC DANIEL, PETER A	2008007989	WD	/	\$132,500	I	
01/01/1900	TALLEY, RONALD L &	2008007989	WD	/	\$132,500	I	

Notes	
2/26/2024	Misc: 2024; SALES REVIEW.
10/9/2020	Misc: 2021 GENERAL REVAL

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information	
County	WAYNE
Township	WAYNE TOWNSHIP
District 030 (Local 029)	RICHMOND CITY -WAYNE TWP
School Corp 8385	RICHMOND COMMUNITY
Neighborhood 293294-029	WAYNE-293294 (029)
Section/Plat	4635130
Location Address (1)	3811 OAKVIEW DR
	RICHMOND, IN 47374

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$30,800	Land	\$30,800	\$26,200	\$23,000	\$23,000	\$23,000
\$30,800	Land Res (1)	\$30,800	\$26,200	\$23,000	\$23,000	\$23,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$204,100	Improvement	\$204,100	\$172,600	\$130,000	\$131,500	\$118,500
\$204,100	Imp Res (1)	\$204,100	\$172,600	\$130,000	\$131,500	\$118,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$234,900	Total	\$234,900	\$198,800	\$153,000	\$154,500	\$141,500
\$234,900	Total Res (1)	\$234,900	\$198,800	\$153,000	\$154,500	\$141,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')														
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
F	F		100	100x125	1.02	\$302	\$308	\$30,800	0%	1.0000	100.00	0.00	0.00	\$30,800

Zoning
ZO01 Residential

Subdivision

Market Model
N/A

Characteristics	
Topography	Flood Hazard
High	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 06/02/2020 ts

Appraiser 10/09/2020 gw

Land Computations	
Calculated Acreage	0.29
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.29
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$30,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$30,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style Tri-Level
Finished Area 2236 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	156	\$1,200
Patio, Concrete	306	\$2,200
Stoop, Masonry	148	\$3,800
Canopy, Shed Type	148	\$1,300

Plumbing

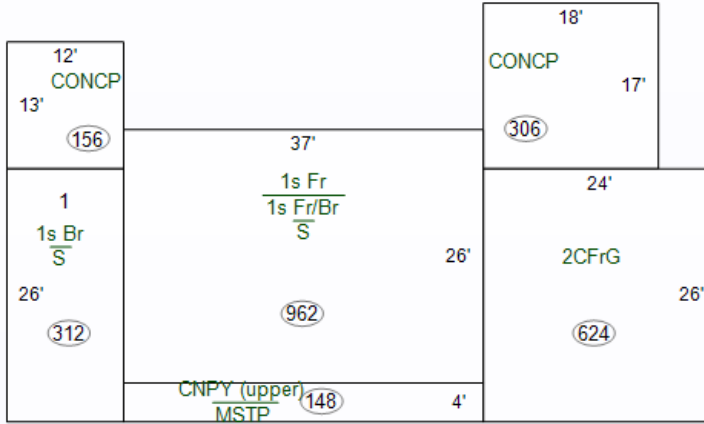
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1274	1274	\$129,000	
2	1Fr	962	962	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1274	0	\$0	
				Total Base	\$179,400

Adjustments 1 Row Type Adj. x 1.00 \$179,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1274 2:962	\$6,400
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$194,300

Sub-Total, 1 Units

Exterior Features (+)	\$8,500	\$202,800
Garages (+) 624 sqft	\$24,700	\$227,500
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$212,713

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	2	2/6 Maso	C+2	1970	2000	25	A			0.85		2,236 sqft	\$212,713	22%	\$165,920	0%	100%	1.230	1.000	100.00	0.00	0.00	\$204,100