

89-16-35-310-201.002-030

3804 ARBOR GATE COURT LLC

3804 ARBOR GATE CT

550, Condominium Unit - Platted Lot

WAYNE-293454 (029)/2934

General Information

Parcel Number 89-16-35-310-201.002-030
Local Parcel Number 46-35-310-201.020-29

Tax ID: 029-30450-02

Routing Number

Ownership

3804 ARBOR GATE COURT LLC
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

Legal

E PT LOT 2 ARBOR GATE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/15/2025 to 09/04/2012.

Notes

10/11/2024 Misc: 2025 GENERAL REVAUATION
9/29/2020 Misc: 2021 GENERAL REVAL

Property Class 550
Condominium Unit - 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 293454-029 WAYNE-293454 (029)
Section/Plat 4635310
Location Address (1) 3804 ARBOR GATE CT RICHMOND, IN 47374

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 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 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.

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

Data Source External Only

Collector 09/04/2024 js

Appraiser 10/11/2024 Nexus

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	Row Type
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1282 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	48	\$400
Wood Deck	120	\$3,300

Plumbing

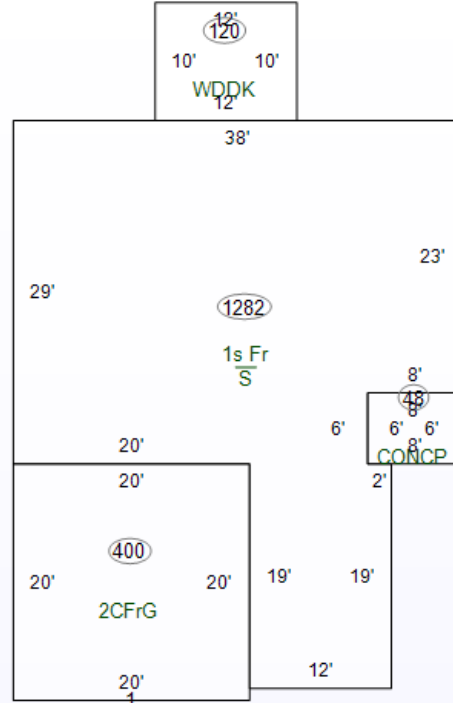
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1282	1282	\$122,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1282	0	\$0	
Total Base			\$122,700	

Adjustments

2 Row Type Adj. x 0.95	\$116,565
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1282 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$123,365

Sub-Total, 1 Units

Exterior Features (+)	\$3,700	\$127,065
Garages (+) 400 sqft	\$17,600	\$144,665
Quality and Design Factor (Grade)	1.20	
Location Multiplier	0.85	

Replacement Cost \$147,558

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	B	2000	2000	25	A		0.85		1,282 sqft	\$147,558	19%	\$119,520	0%	100%	1.220	1.000	100.00	0.00	0.00	\$145,800