

89-16-35-410-207.000-030

MC DONALD, DOUGLAS

3909 WOODSIDE DR

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/2

General Information

Parcel Number 89-16-35-410-207.000-030
Local Parcel Number 46-35-410-207.000-29

Tax ID: 029-18087-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294202-029
WAYNE-294202 (029)

Section/Plat 4635410

Location Address (1)
3909 WOODSIDE DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High 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

MC DONALD, DOUGLAS
3909 WOODSIDE DR
RICHMOND, IN 47374

Legal

PT SE 35-14-1 0.965A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 04/25/2024 to 01/01/1900.

Notes

2/23/2024 Misc: 2024; SALES REVIEW
8/14/2023 SPLIT/COMBINE/ETC: 2024 AC #8458
CHANGE ACREAGE PER SURVEY 2023004263
06/16/2023
10/5/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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

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.

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.

Data Source External Only

Collector 06/12/2023 PLAT

Appraiser 08/14/2023 jb

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1604 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
Wood Deck	192	\$4,600
Patio, Concrete	196	\$1,500
Patio, Brick	374	\$6,300

Plumbing

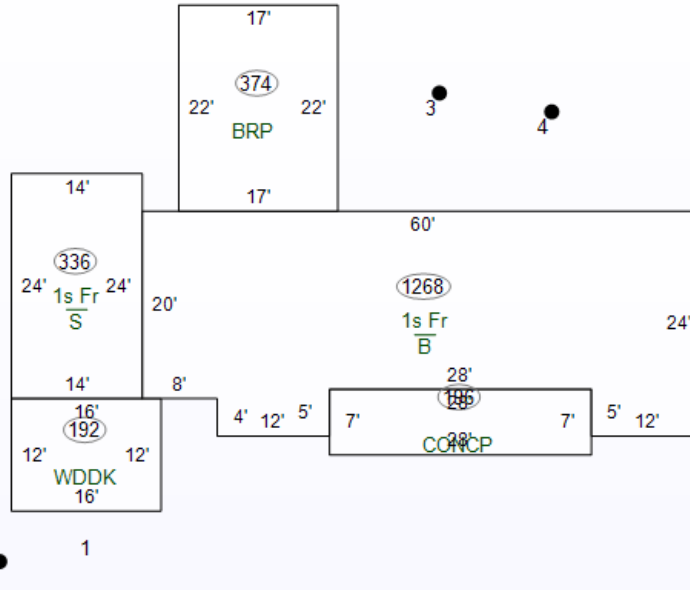
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1604	1604	\$140,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1268	0	\$40,900	
Crawl					
Slab		336	0	\$0	
				Total Base	\$181,300

Adjustments

1 Row Type Adj. x 1.00		\$181,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1604	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$193,200

Sub-Total, 1 Units

Exterior Features (+)	\$12,400	\$205,600
Garages (+) 0 sqft	\$0	\$205,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$183,498

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	1990	35	A		0.85		2,872 sqft	\$183,498	26%	\$135,790	0%	100%	1.240	1.000	100.00	0.00	0.00	\$168,400
2: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47	A	\$36.00	0.85	\$30.60	24'x36'	\$26,438	35%	\$17,180	0%	100%	1.240	1.000	100.00	0.00	0.00	\$21,300
3: Utility Shed	1	SV	C	2023	2023	2	A		0.85		12'x10'		10%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	C	2023	2023	2	A		0.85		8'x12'		10%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0