

General Information

Parcel Number 89-16-35-410-209.000-030
Local Parcel Number 46-35-410-209.000-29

Tax ID: 029-02518-00

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)
3907 WOODSIDE DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

SHAFFER, AARON J & REAGAN A
3907 WOODSIDE DR
RICHMOND, IN 47374

Legal

PT SE 35-14-1 1.465A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/15/2021 to 01/01/1900.

Notes

9/22/2021 Misc: 2022 ADJUST ACERAGE TO 1.465A PER NEW SURVEY # 2021008639 9-15-2021
10/5/2020 Misc: 2021 GENERAL REVAL

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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. Rows show data for land types 9 and 91.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.46), Actual Frontage (0), Developer Discount, Parcel Acreage (1.47), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.46), 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 (\$26,100), 91/92 Value (\$3,100), Supp. Page Land Value, CAP 1 Value (\$26,200), CAP 2 Value (\$3,100), CAP 3 Value (\$0), Total Value (\$29,300).

Data Source Owner

Collector 09/15/2021 PLAT

Appraiser 09/22/2021 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2136 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	96	\$6,300
Porch, Open Frame	256	\$12,000
Patio, Concrete	528	\$3,700

Plumbing

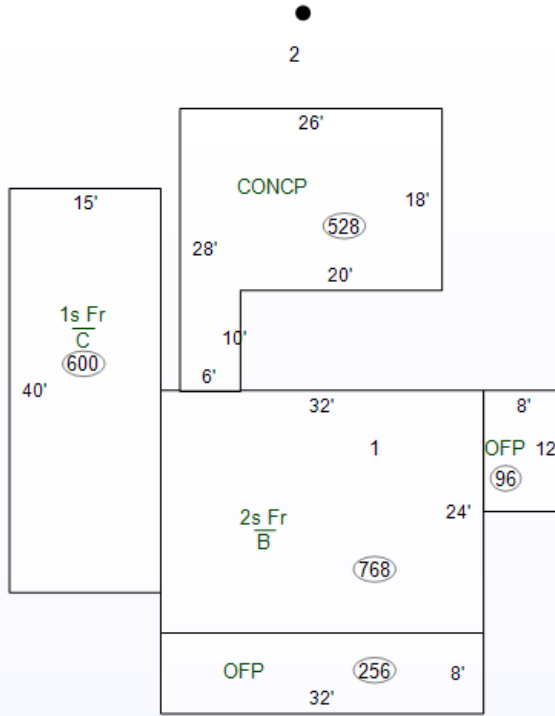
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1368	1368	\$127,900	
2	1Fr	768	768	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		768	0	\$30,100	
Crawl		600	0	\$6,300	
Slab					

Total Base	\$209,000
Adjustments	1 Row Type Adj. x 1.00 \$209,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1368 2:768 \$6,300
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$224,800
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Sub-Total, 1 Units	
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Exterior Features (+)	\$22,000	\$246,800
Garages (+) 0 sqft	\$0	\$246,800
Quality and Design Factor (Grade)	1.15	
Location Multiplier	0.85	
Replacement Cost		\$241,247

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	2	Wood Fr	B-1	1942	2012	13	G		0.85		2,904 sqft	\$241,247	9%	\$219,530	0%	100%	1.240	1.140	100.00	0.00	0.00	\$310,300
2: Detached Garage/Boat H	1	Wood Fr	C+1	2020	2020	5	A	\$36.00	0.85	\$32.13	24'x36'	\$29,992	4%	\$28,790	0%	100%	1.240	1.000	100.00	0.00	0.00	\$35,700