

General Information

Parcel Number 89-17-11-400-402.000-004
Local Parcel Number 34-11-400-402.000-03

Tax ID: 003-00667-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 004 (Local 003) CENTER TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934008-003 CENTER-934008 (003)

Section/Plat 3411400

Location Address (1) 3595 TEST RD RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

SPERLING, RUDOLPH STEVEN & PA 3595 TEST RD RICHMOND, IN 47374

Legal

PT FRACT SEC 11-13-2 1.012A

Transfer of Ownership

Date 01/01/1900 Owner SPERLING, RUDOLP Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/7/2022 Misc: 2023 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 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

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: Description, Value. Includes Calculated Acreage (1.01), Actual Frontage (0), Developer Discount, Parcel Acreage (1.01), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (0.95), 91/92 Acres (0.00), 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 (\$21,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$21,500)

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1730 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" 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	120	\$1,000
Canopy, Roof Extension	128	\$1,900
Patio, Concrete	128	\$1,000

Plumbing

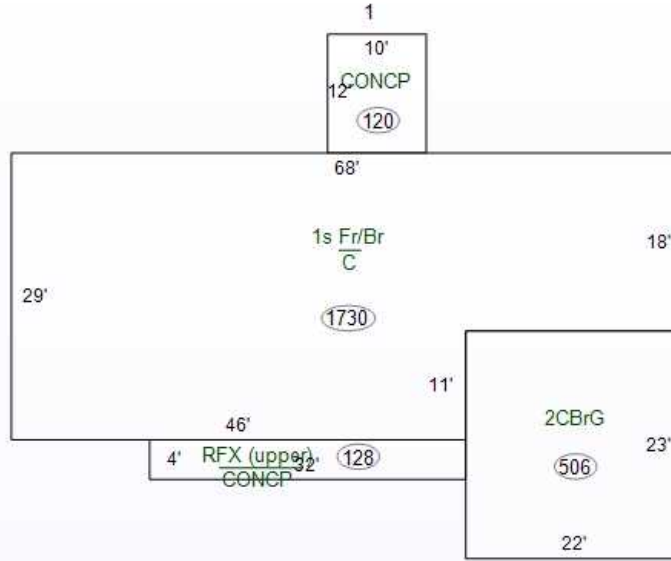
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1730	1730	\$161,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1730	0	\$10,200	
Slab					

Total Base \$171,800

Adjustments 1 Row Type Adj. x 1.00 \$171,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1730	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$183,900

Sub-Total, 1 Units

Exterior Features (+) \$3,900 \$187,800

Garages (+) 506 sqft \$20,700 \$208,500

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$177,225

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	5/6 Maso	C	1978	1978	47	A			0.85		1,730 sqft	\$177,225	35%	\$115,200	0%	100%	1.270	1.000	100.00	0.00	0.00	\$146,300
2: Type 3 Barn	1	T3AW	C	1986	1986	39	A		\$18.39	0.85		36' x 40' x 10'	\$17,146	55%	\$7,720	0%	100%	1.270	1.000	100.00	0.00	0.00	\$9,800