

General Information

Parcel Number 89-17-11-400-403.000-004
Local Parcel Number 34-11-400-403.000-03

Tax ID: 003-00663-00

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) 3565 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

ALEXANDER, KWADWO L & CHRISTI 3565 TEST RD RICHMOND, IN 47374

Legal

PT FRAC SEC 11-13-2 1.006A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/26/2019 to 01/01/1900.

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 columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1-3) categories.

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

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 for Land Type 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include 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** 2  
**Style** N/A  
**Finished Area** 2440 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	276	\$13,200
Portico	165	\$6,900
Wood Deck	411	\$7,900

**Plumbing**

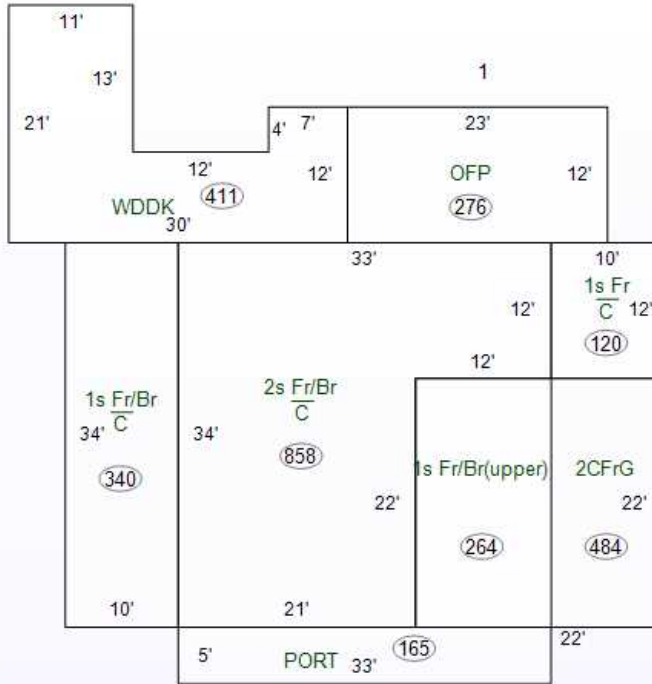
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Portable Spa	1	\$1,700

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1318	1318	\$129,700	
2	92	1122	1122	\$59,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1318	0	\$8,900	
Slab					

**Total Base** \$198,500  
**Adjustments 1 Row Type Adj. x 1.00** \$198,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1318 2:1122 \$6,600
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$1,700
Elevator (+)	\$0

**Sub-Total, One Unit** \$215,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$28,000	\$243,300
Garages (+) 484 sqft	\$20,100	\$263,400
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.85	

**Replacement Cost** \$246,279

**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	2/6 Maso	C+2	1978	1985	40 A		0.85		2,440 sqft	\$246,279	28%	\$177,320	0%	100%	1.270	1.000	100.00	0.00	0.00	\$225,200
2: Detached Garage/Boat H	1	Wood Fr	C	1990	1990	35 A	\$33.17	0.85	\$28.19	48'x24'	\$32,480	26%	\$24,040	0%	100%	1.270	1.000	100.00	0.00	0.00	\$30,500
3: Pool, Above Ground (circu	1	SV	D	2020	2020	5 A		0.85		30' Circ		40%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0