

General Information

Parcel Number 89-18-02-300-122.015-030
Local Parcel Number 50-02-300-122.150-29

Tax ID: 029-00968-19

Routing Number 5002300-067

Property Class 510
1 Family Dwell - Platted Lot

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 5002300

Location Address (1)
3708 SOUTHRIDGE DR
RICHMOND, IN 47374

Zoning

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 2027

Ownership

PHILLIPS, BRUCE A & SHARON D
3708 SOUTHRIDGE DR
RICHMOND, IN 47374

Legal

LOT 42 SANDBRIDGE HILLS SEC 1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/12/2011 and 01/01/1900 transactions.

Notes

10/11/2022 Misc: 2023 GENERAL REVALUATION

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, Improvement, Total. Rows show values for years 2022-2025.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3077 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	118	\$7,500
Wood Deck	200	\$4,600

Plumbing

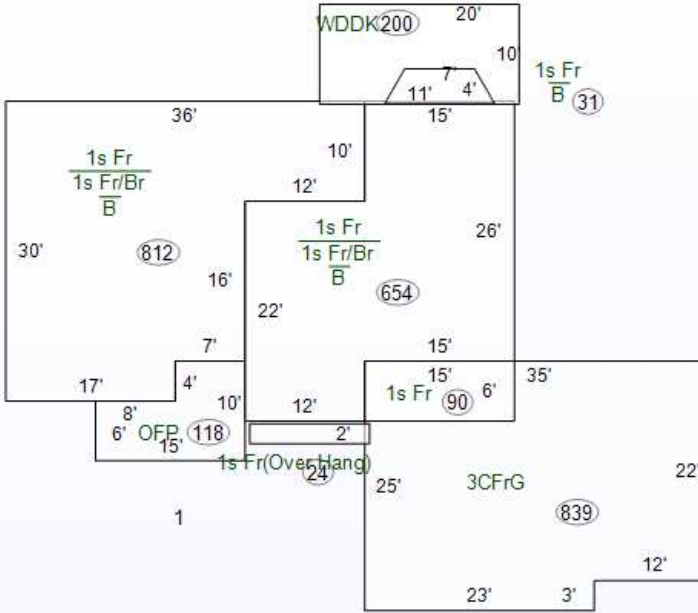
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	4	4
Total	9	16

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1587	1587	\$143,700	
2	1Fr	1490	1490	\$69,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1497	0	\$45,100	
Crawl					
Slab					

Total Base \$257,800
Adjustments 1 Row Type Adj. x 1.00 \$257,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1587 2:1490	\$8,000
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$279,300
Sub-Total, 1 Units		\$279,300
Exterior Features (+)	\$12,100	\$291,400
Garages (+) 839 sqft	\$31,900	\$323,300
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
Replacement Cost		\$316,026

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	2	1/6 Maso	B-1	2004	2004	21	A			0.85		4,574 sqft	\$316,026	19%	\$255,980	0%	100%	1.220	1.000	100.00	0.00	0.00	\$312,300