

89-18-03-420-304.000-030

MENDENHALL, MARK A & CYNT

3451 DOROTHY LN

510, 1 Family Dwell - Platted Lot

WAYNE-294344 (029)/2943

1/2

General Information

Parcel Number 89-18-03-420-304.000-030
Local Parcel Number 50-03-420-304.000-29

Tax ID: 029-18229-00

Routing Number 5003420-035

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 294344-029
WAYNE-294344 (029)

Section/Plat 5003420

Location Address (1)
3451 DOROTHY LN
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

MENDENHALL, MARK A & CYNTHIA
3451 DOROTHY LN
RICHMOND, IN 47374

Legal

LOT 65 HALE TERRACE SUB DIV 3RD ADDN



Transfer of Ownership

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

Notes

8/8/2024 CYCLICAL: 2025 GENERAL REVAL

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

Table with 7 columns: Year (2025-2022), 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 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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: Land Computations (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) and values

Data Source External Only

Collector 07/19/2024 js

Appraiser 08/08/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3472 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
Stoop, Masonry	44	\$2,300
Wood Deck	800	\$14,700

Plumbing

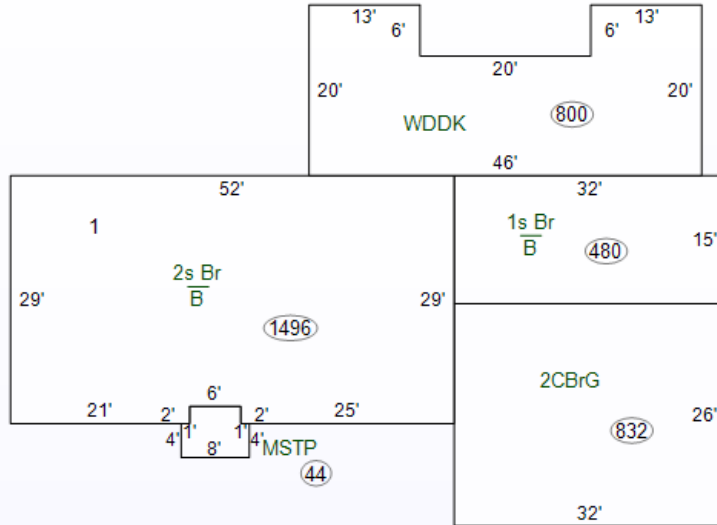
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	13

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
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1976	1976	\$181,400	
2	7	1496	1496	\$81,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1976	0	\$54,700	
Crawl					
Slab					

Total Base \$317,800

Adjustments 1 Row Type Adj. x 1.00 \$317,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:600	\$6,700
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1976 2:1496	\$8,800
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$347,700

Sub-Total, 1 Units

Exterior Features (+)	\$17,000	\$364,700
Garages (+) 832 sqft	\$33,900	\$398,600
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.85

Replacement Cost \$406,572

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	Brick	B	1969	1979	46	A			0.85		5,448 sqft	\$406,572	30%	\$284,600	0%	100%	1.230	1.000	100.00	0.00	0.00	\$350,100