

89-18-03-430-228.000-030

MILLER, CLINT

3100 WOODGATE WAY

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933

1/2

General Information

Parcel Number 89-18-03-430-228.000-030
Local Parcel Number 50-03-430-228.000-29

Tax ID: 029-00334-00

Routing Number 5003430-053

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 293353-029 WAYNE-293353 (029)
Section/Plat 5003430
Location Address (1) 3100 WOODGATE WAY 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

MILLER, CLINT
3100 WOODGATE WAY
RICHMOND, IN 47374

Legal

20 FT OFF ENT S SIDE LOT 7 WOODGATE ADD
SEC 1; LOT 8 WOODGATE ADD SEC 1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/30/2023 MILLER, CLINT and 01/01/1900 CAROTHERS, RUBY.

Notes

9/27/2018 Misc: 2019 GENERAL REVALUATION - SFD GR C++, COND F

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, 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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Includes Calculated Acreage (0.40), Actual Frontage (120), Developer Discount, Parcel Acreage (0.40), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.40), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$53,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$53,300).

Data Source External Only

Collector 09/20/2018 ts

Appraiser 09/27/2018 tw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3117 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	168	\$9,200
Porch, Open Frame	52	\$4,300

Plumbing

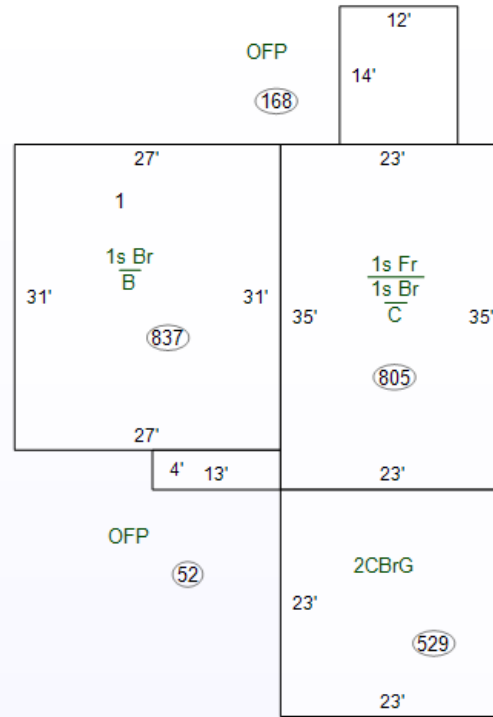
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
OFF (168)	1	
OFF (52)	1	
2CBrG (529)	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1642	1642	\$158,700	
2 1Fr	805	805	\$45,500	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	837	670	\$59,300	
Crawl	805	0	\$6,800	
Slab				

Total Base		\$270,300
Adjustments	1 Row Type Adj. x 1.00	\$270,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1642 2:805	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$285,500
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Sub-Total, 1 Units	
Exterior Features (+)	\$13,500 \$299,000
Garages (+) 529 sqft	\$22,300 \$321,300
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
Replacement Cost	\$286,760

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	4/6 Maso	C+1	1972	1974	51	A			0.85		3,284 sqft	\$286,760	40%	\$172,060	0%	100%	1.300	1.000	100.00	0.00	0.00	\$223,700