

General Information

Parcel Number 89-10-21-400-454.000-005
Local Parcel Number 31-21-400-454.000-04
Tax ID: 004-00235-00
Routing Number

Ownership

MORRIS, CHRISTOPHER J & DESTIN JTWROS
4380 WESTGATE DR
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/08/2025 to 01/01/1900.

Notes

9/8/2022 Misc: 2023 GENERAL REVAL

Property Class 510
1 Family Dwell - Platted Lot

Legal

80' W S LOT 6 WEST GATE ACRES & PT SE SEC 21-16-14 0.596A



Res

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 005 (Local 004) CENTER TOWNSHIP - SANITARY
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 944013-004 CENTER-944013 (004)
Section/Plat 3121400
Location Address (1) 4380 WESTGATE DR RICHMOND, IN 47374

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, 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). Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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. Row shows F, F, 80, 80x549, 1.16, \$169, \$196, \$15,680, 0%, 1.0000, 100.00, 0.00, 0.00, \$15,680.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 08/15/2022 rc

Appraiser 09/08/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.01), Actual Frontage (80), Developer Discount, Parcel Acreage (1.01), 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 (1.01), 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 (\$15,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,700).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2108 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
Stoop, Masonry	72	\$2,700
Wood Deck	192	\$4,600

Plumbing

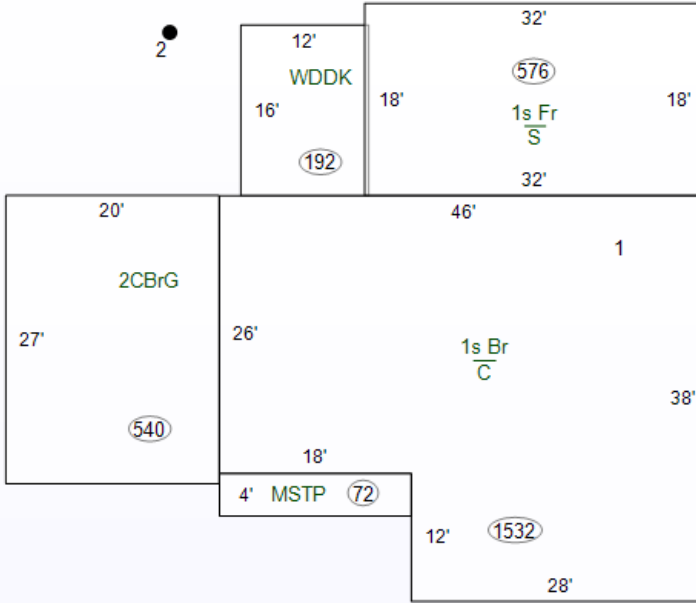
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	2108	2108	\$183,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1532	0	\$9,400	
Slab		576	0	\$0	
				Total Base	\$193,300

Adjustments

1 Row Type Adj. x 1.00		\$193,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:2108	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$208,900

Sub-Total, 1 Units

Exterior Features (+)	\$7,300	\$216,200
Garages (+) 540 sqft	\$22,300	\$238,500
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$222,998

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	1	4/6 Maso	C+2	1974	1990	35	G		0.85		2,108 sqft	\$222,998	24%	\$169,480	0%	100%	1.180	1.000	100.00	0.00	0.00	\$200,000
2: Utility Shed	1	SV	D	2015	2015	10	A		0.85		10'x20'		30%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0