

General Information

Parcel Number 89-10-21-400-459.000-005
Local Parcel Number 31-21-400-459.000-04

Tax ID: 004-00673-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004)
CENTER TOWNSHIP - SANITARY

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 204991-004
CENTER-204991 (004)

Section/Plat 3121400

Location Address (1)
4311 WESTGATE DR
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 2027

Ownership

WHEELER, MAURICE T & ANGELA L
4311 WESTGATE DR
RICHMOND, IN 47374

Legal

PT SE SEC 21-16-14 0.16A, 0.15A, 0.03A, 0.03A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 10/23/2017 to 01/01/1900.

Notes

9/8/2022 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, and Total values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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: Description, Value. Rows include Calculated Acreage (0.37), Actual Frontage (0), Developer Discount, Parcel Acreage (0.37), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.37), 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 (\$13,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$13,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1700 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
Patio, Concrete	80	\$600
Porch, Open Masonry	216	\$11,300
Patio, Concrete	32	\$200

Plumbing

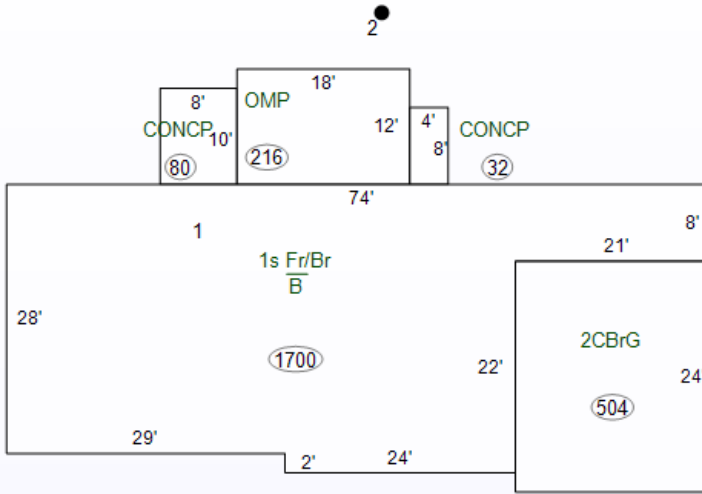
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1700	1700	\$159,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1700	0	\$49,300	
Crawl				
Slab				

Total Base \$209,200

Adjustments 1 Row Type Adj. x 1.00 \$209,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1275	\$12,900
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1700	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$236,900

Sub-Total, 1 Units

Exterior Features (+)	\$12,100	\$249,000
Garages (+) 504 sqft	\$20,700	\$269,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$240,707

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	5/6 Maso	C+1	1966	1966	59	G		0.85		3,400 sqft	\$240,707	35%	\$156,460	0%	100%	1.140	1.000	100.00	0.00	0.00	\$178,400
2: Pool, Above Ground (circu	1	SV	D	2021	2021	4	A		0.85		20' Circ		32%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0