

89-10-22-130-121.000-005

CAMPBELL, ALAN & ERIN BAIL

4169 ELIZABETH ST

510, 1 Family Dwell - Platted Lot

CENTER-943015 (004)/9430

1/2

General Information

Parcel Number 89-10-22-130-121.000-005
Local Parcel Number 31-22-130-121.000-04

Tax ID: 004-00760-29

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004)
CENTER TOWNSHIP - SANITARY

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 943015-004
CENTER-943015 (004)

Section/Plat 3122130

Location Address (1)
4169 ELIZABETH ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

CAMPBELL, ALAN & ERIN BAILEY JT
4169 ELIZABETH ST
RICHMOND, IN 47374

Legal

LOT 87 TOWN & COUNTRY EST 3RD ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 01/01/1900 to 04/17/2012.

Notes

5/15/2020 Misc: ADD OBSOL DUE TO APPRAISAL 5/15/2020
8/14/2018 Misc: 2019 GENERAL REVALUATION: ADDED WDDK AND CHANGED SFD GRADE TO C+1, REMOVE SV PER F/C 8/2/2018
3/28/2016 : 2016: ADJUST WDDK SIZE AND CHANGE GRADE TO C PER EFC 3/28/16



Res

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

Table with columns: Year (2025-2022), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation details for 2025 and previous years.

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. Row shows data for F, F, 121, 121x125, 0.98, \$286, \$280, \$33,880, 0%, 1.0000, 100.00, 0.00, 0.00, \$33,880.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.35), Actual Frontage (121), Developer Discount, Parcel Acreage (0.35), 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 (0.35), 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 (\$33,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$33,900).

Data Source External Only

Collector 08/02/2022 ts

Appraiser 10/19/2022 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2800 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
Balcony	35	\$1,700
Canopy, Roof Extension	48	\$1,000
Wood Deck	48	\$1,700
Wood Deck	594	\$11,300
Patio, Treated Pine	352	\$2,400

Plumbing

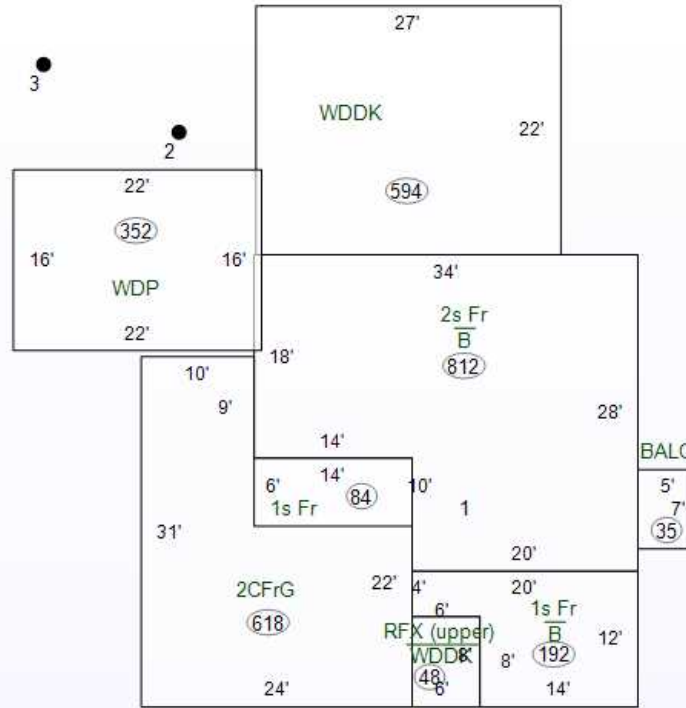
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	13

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	1Fr	1088	1088	\$111,500	
2	1Fr	812	812	\$45,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1004	900	\$70,100	
Crawl					
Slab					

Total Base \$227,100

Adjustments 1 Row Type Adj. x 1.00 \$227,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:812 1:1088	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$239,200

Sub-Total, 1 Units

Exterior Features (+)	\$18,100	\$257,300
Garages (+) 618 sqft	\$24,700	\$282,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$239,700

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	2	Wood Fr	C	1988	1988	37	A		0.85		2,904 sqft	\$239,700	28%	\$172,580	0%	100%	1.170	1.000	100.00	0.00	0.00	\$201,900
2: Pool, Above Ground (circu	1	SV	D	2010	2010	15	A		0.85		18' Circ		85%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	E	2020	2020	5	A		0.85		6'x0'		20%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0