

89-10-22-130-404.000-005

RHEUBLE, BILLIE JEWELL & MI

4096 HIGH ST

510, 1 Family Dwell - Platted Lot

CENTER-943015 (004)/9430

1/2

General Information

Parcel Number 89-10-22-130-404.000-005
Local Parcel Number 31-22-130-404.000-04

Tax ID: 004-00760-48

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)
4096 HIGH ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

RHEUBLE, BILLIE JEWELL & MICHEL
JTWROS
4096 HIGH ST
RICHMOND, IN 47374

Legal

LOT 106 TOWN & COUNTRY EST 5TH ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/27/2021 RHEUBLE, BILLIE JE and 01/01/1900 STUDY, SHERRY L.

Notes

1/11/2023 Misc: 2023 GENERAL REVALUATION
4/5/2022 Misc: 2022: SALES REVIEW



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, Total, and various Res (1, 2, 3) categories.

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: Description, Value. Rows include Calculated Acreage (0.28), Actual Frontage (96), Developer Discount, Parcel Acreage (0.28), 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 (0.28), 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 (\$26,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,900).

Data Source External Only

Collector 10/14/2022 rc

Appraiser 01/11/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1690 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
Canopy, Roof Extension	65	\$1,300
Stoop, Masonry	65	\$2,700
Canopy, Roof Extension	192	\$2,700
Patio, Concrete	192	\$1,500

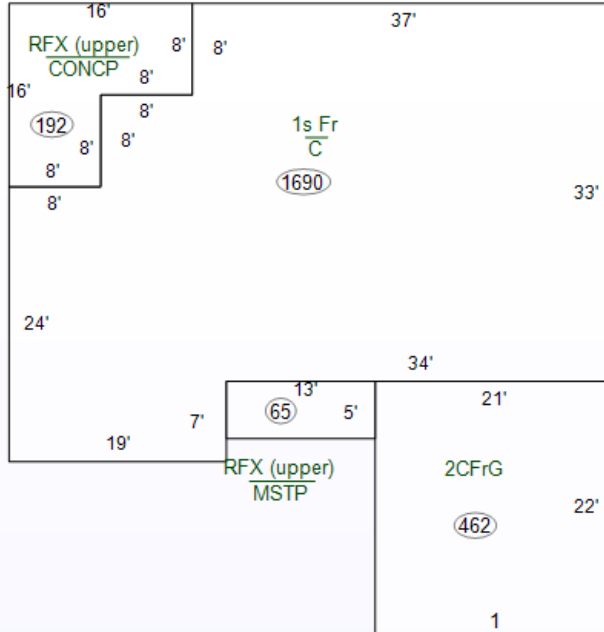
Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1690	1690	\$147,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1690	0	\$10,100	
Slab				

Total Base	\$157,500
Adjustments	1 Row Type Adj. x 1.00
Total	\$157,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1690	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit	\$167,700	
Sub-Total, 1 Units	\$167,700	
Exterior Features (+)	\$8,200	\$175,900
Garages (+) 462 sqft	\$18,900	\$194,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$173,859

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	Wood Fr	C+1	1994	2004	21	G		0.85		1,690 sqft	\$173,859	19%	\$140,830	0%	100%	1.170	1.000	100.00	0.00	0.00	\$164,800
2: Utility Shed	1	SV	C	2015	2015	10	A		0.85		10'x12'		30%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0