

89-10-27-110-623.000-005

MOSCHELL, BRUCE & JORDAN

3978 HIGHLAND DR

510, 1 Family Dwell - Platted Lot

CENTER-944028 (004)/9440

1/2

General Information

Parcel Number 89-10-27-110-623.000-005
Local Parcel Number 31-27-110-623.000-04

Tax ID: 004-00247-00

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 944028-004
CENTER-944028 (004)

Section/Plat 3127110

Location Address (1)
3978 HIGHLAND 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

MOSCHELL, BRUCE & JORDAN
3978 HIGHLAND DR
RICHMOND, IN 47374

Legal

LOT 31 RICHLAND SEC 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/03/2018 MOSCHELL, BRUCE and 01/01/1900 HONKOMP, CHERYL.

Notes

10/28/2022 Misc: 2023 GENERAL REVALUATION

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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 (0.48), Actual Frontage (88), Developer Discount, Parcel Acreage (0.49), 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 (0.49), 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 (\$23,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$23,500).

Data Source External Only

Collector 08/18/2022 rc

Appraiser 10/28/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1895 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	96	\$6,300
Porch, Enclosed Frame	286	\$17,000
Patio, Concrete	360	\$2,500

**Plumbing**

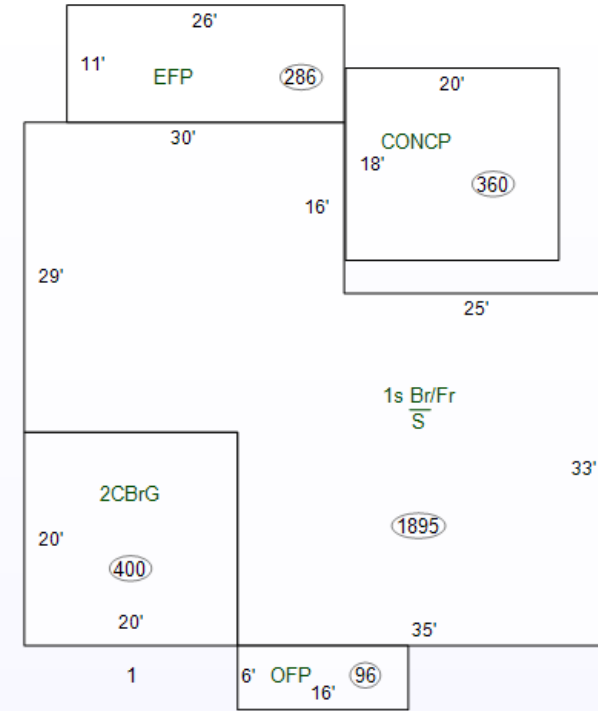
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 95	1895	1895	\$173,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1895	0	\$0	

**Total Base** \$173,900

**Adjustments** 1 Row Type Adj. x 1.00 \$173,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1895	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$181,100

**Sub-Total, 1 Units**

Exterior Features (+) \$25,800 \$206,900

Garages (+) 400 sqft \$17,800 \$224,700

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

**Replacement Cost** \$190,995

**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	1967	1975	50	A		0.85		1,895 sqft	\$190,995	35%	\$124,150	0%	100%	1.230	1.000	100.00	0.00	0.00	\$152,700
2: Utility Shed	1	SV	D	2010	2010	15	A		0.85		8'x10'		45%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0