

89-10-27-110-626.000-005

METCALF, CONNIE

3981 HIGHLAND DR

510, 1 Family Dwell - Platted Lot

CENTER-944028 (004)/9440

1/2

General Information

Parcel Number 89-10-27-110-626.000-005
Local Parcel Number 31-27-110-626.000-04

Tax ID: 004-00021-00

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)
3981 HIGHLAND DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High 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

METCALF, CONNIE
3981 HIGHLAND DR
RICHMOND, IN 47374

Legal

LOT 43 RICHLAND SEC 2

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/25/2025 to 01/01/1900.

Notes

10/26/2022 Misc: 2023 GENERAL REVALUATION



Res

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

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

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 (0.36), Actual Frontage (105), Developer Discount, Parcel Acreage (0.36), 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 (0.36), 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 (\$22,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$22,900).

Data Source External Only

Collector 08/18/2022 rc

Appraiser 10/26/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1420 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	96	\$800
Canopy, Roof Extension	96	\$1,600
Patio, Concrete	260	\$1,900

Plumbing

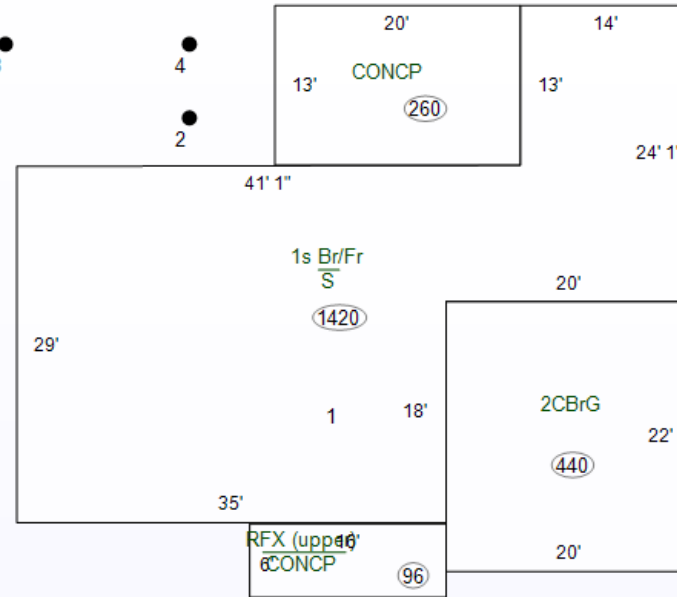
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1420	1420	\$139,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1420	0	\$0	

Total Base \$139,300

Adjustments 1 Row Type Adj. x 1.00 \$139,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1420	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$145,500

Sub-Total, 1 Units

Exterior Features (+) \$4,300 \$149,800

Garages (+) 440 sqft \$19,400 \$169,200

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$143,820

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	1969	1972	53	A		0.85		1,420 sqft	\$143,820	40%	\$86,290	0%	100%	1.230	1.000	100.00	0.00	0.00	\$106,100
2: Pool, Above Ground (circu	1	SV	D	2005	2005	20	A		0.85		24' Circ		85%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	2005	2005	20	A		0.85		10'x14'		50%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
4: Wood Deck- Treated pine	1	SV	D	2011	2011	14	A		0.85		434 sqft		16%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0