

89-10-27-120-206.000-005

PITCHER, DONALD E & TAMAR

111 HIGHLAND DR

510, 1 Family Dwell - Platted Lot

CENTER-944028 (004)/9440

1/2

General Information

Parcel Number 89-10-27-120-206.000-005

Local Parcel Number 31-27-120-206.000-04

Tax ID: 004-00686-00

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 3127120

Location Address (1) 111 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

PITCHER, DONALD E & TAMARA D 111 HIGHLAND DR RICHMOND, IN 47374

Legal

LOT 294 WOODLAWN VILLAGE

Transfer of Ownership

Date 01/01/1900 Owner PITCHER, DONALD E Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/27/2022 Misc: 2023 GENERAL REVALUATION



Res

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

Table with 7 columns: Year (2025-2022), Reason For Change (WIP, AA), As Of Date (02/19/2025, 04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$16,100), Land Res (1) (\$16,100), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$160,300), Imp Res (1) (\$160,300), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$176,400), Total Res (1) (\$176,400), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 15 columns: Land Type (F), Pricing Method (F), Soil ID, Act Front (72), Size (72x125), Factor (0.98), Rate (\$228), Adj. Rate (\$223), Ext. Value (\$16,056), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$16,060)

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.21), Actual Frontage (72), Developer Discount (checkbox), Parcel Acreage (0.21), 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 (0.21), 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 (\$16,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,100)

Data Source External Only

Collector 08/18/2022 rc

Appraiser 10/27/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2448 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" 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
Patio, Concrete	200	\$1,500
Porch, Open Frame	288	\$14,000

Plumbing

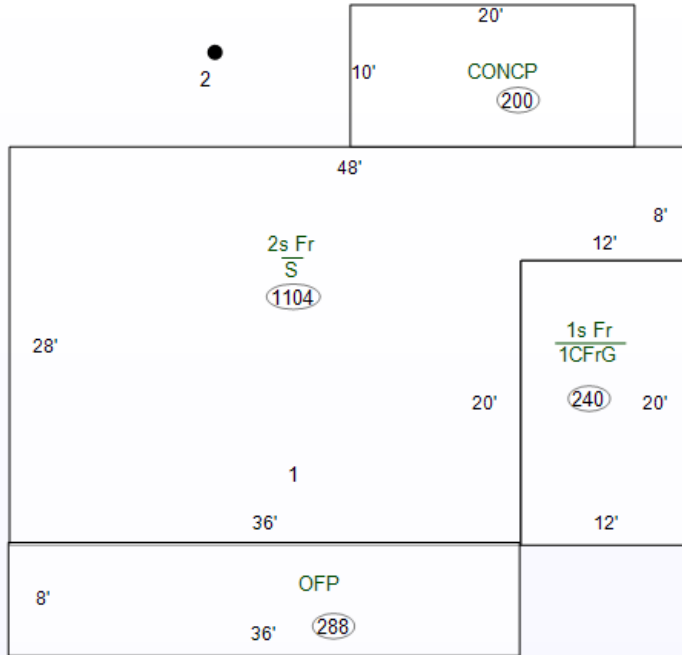
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
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	1Fr	1104	1104	\$111,500	
2	1Fr	1344	1344	\$64,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1104	0	\$0	
				Total Base	\$175,600

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$175,600
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	2:1344 1:1104 \$6,600
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	
\$184,600	

Sub-Total, 1 Units

Exterior Features (+)	\$15,500	\$200,100
Garages (+) 240 sqft	\$12,800	\$212,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$180,965

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	1964	1987	38	A		0.85		2,448 sqft	\$180,965	28%	\$130,290	0%	100%	1.230	1.000	100.00	0.00	0.00	\$160,300
2: Utility Shed	1	SV	D	2010	2010	15	A		0.85		12'x16'		45%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0