

89-10-27-130-103.000-005

VANDEVORD, AUSTIN G & CAM

4060 HIGHLAND DR

510, 1 Family Dwell - Platted Lot

CENTER-944028 (004)/9440

General Information

Parcel Number 89-10-27-130-103.000-005
Local Parcel Number 31-27-130-103.000-04

Tax ID: 004-00136-00

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 3127130

Location Address (1)
4060 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

VANDEVORD, AUSTIN G & CAMERA
4060 HIGHLAND DR
RICHMOND, IN 47374

Legal

LOT 27 RICHLAND SEC 2



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and valuation amounts for Land, Improvement, and Total.

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

Table with 15 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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Res

Notes

10/25/2022 Misc: 2023 GENERAL REVALUATION

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source External Only

Collector 08/18/2022 rc

Appraiser 10/25/2022 Nexus

Total Value \$15,600

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1684 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
Wood Deck	224	\$5,000
Stoop, Masonry	108	\$3,200

**Plumbing**

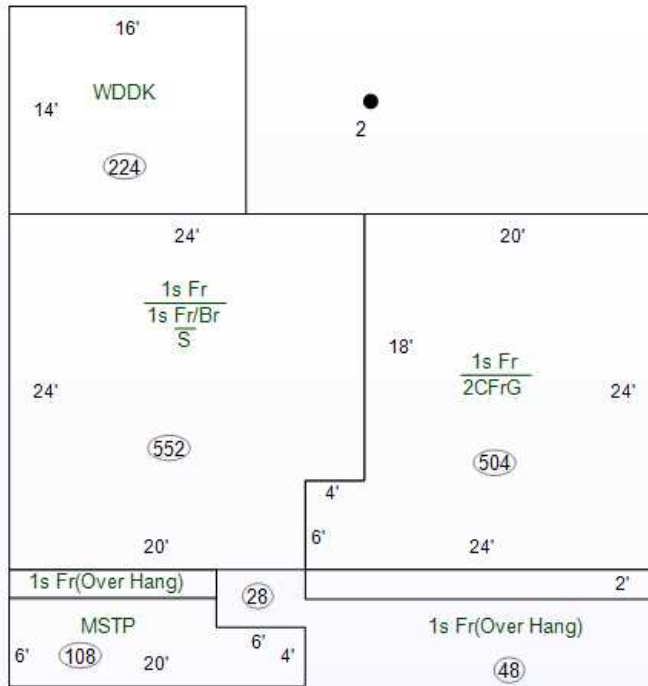
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 93	552	552	\$72,300	
2 1Fr	1132	1132	\$56,100	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	552	0	\$0	

**Total Base** \$128,400

**Adjustments** 1 Row Type Adj. x 1.00 \$128,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:52 2:1132 \$4,500
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$134,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,200	\$142,700
Garages (+) 504 sqft	\$20,100	\$162,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$145,299</b>

**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	1/6 Maso	C+1	1967	2005	20	A		0.85		1,684 sqft	\$145,299	20%	\$116,240	0%	100%	1.230	1.000	100.00	0.00	0.00	\$143,000
2: Utility Shed	1	SV	D	2022	2015	10	A		0.85		8'x12'		30%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0