

General Information

Parcel Number 89-10-27-130-405.000-005
Local Parcel Number 31-27-130-405.000-04
Tax ID: 004-00849-00
Routing Number

Ownership

KIMBLE, BRENDA & JENNIFER NICO
4263 HIGHLAND DR
RICHMOND, IN 47374
Legal LOT 15 RICHLAND SEC 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 10/15/2024 to 01/01/1900.

Notes

10/26/2022 Misc: 2023 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

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) 4263 HIGHLAND DR RICHMOND, IN 47374

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.23), Actual Frontage (70), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$16,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,600).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1518 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	180	\$1,300
Patio, Concrete	72	\$600
Canopy, Roof Extension	72	\$1,300

Plumbing

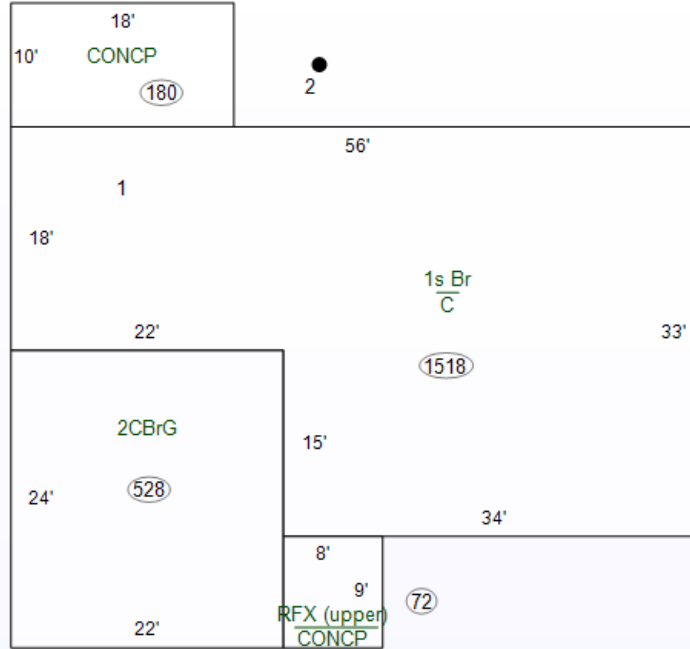
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1518	1518	\$149,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1518	0	\$9,400	
Slab				

Total Base \$159,300

Adjustments 1 Row Type Adj. x 1.00 \$159,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1518 \$4,800
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$171,000

Sub-Total, 1 Units

Exterior Features (+)	\$3,200	\$174,200
Garages (+) 528 sqft	\$22,300	\$196,500
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$175,376

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	Brick	C+1	1967	1967	58	A		0.85		1,518 sqft	\$175,376	40%	\$105,230	0%	100%	1.230	1.000	100.00	0.00	0.00	\$129,400
2: Utility Shed	1	SV	D	2005	2005	20	A		0.85		8'x10'		50%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0