

89-17-01-120-301.000-030

SMITH, HEAVEN

420 CAMPBELL CT

510, 1 Family Dwell - Platted Lot

WAYNE-295314 (029)/2953

1/2

General Information

Parcel Number 89-17-01-120-301.000-030
Local Parcel Number 49-01-120-301.000-29

Tax ID: 029-18896-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295314-029
WAYNE-295314 (029)

Section/Plat 4901120

Location Address (1)
420 CAMPBELL CT
RICHMOND, IN 47374

Zoning

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 2028

Ownership

SMITH, HEAVEN
420 CAMPBELL CT
RICHMOND, IN 47374

Legal

LOT 6 CAMPBELL HILLS SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 02/01/2024 to 01/01/1900.

Notes

9/6/2023 Misc: 2024 GENERAL REVAUATION
9/16/2019 Misc: 2020 GENERAL REVAL



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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

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

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. Row shows values for F, F, 116, 116x167, 1.17, \$242, \$283, \$32,828, 0%, 1.0000, 100.00, 0.00, 0.00, \$32,830.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.44), Actual Frontage (116), Developer Discount, Parcel Acreage (0.45), 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 (0.45), 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 (\$32,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$32,800).

Data Source External Only

Collector 09/01/2023 js

Appraiser 09/06/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1440 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
Stoop, Masonry	36	\$1,800
Wood Deck	96	\$2,800

**Plumbing**

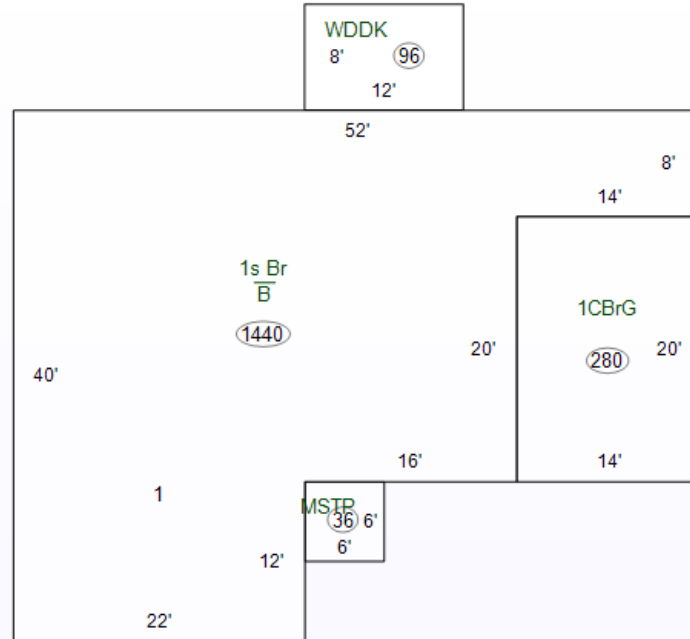
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1440	1440	\$145,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1440	0	\$44,200	
Crawl					
Slab					

**Total Base** \$189,400

**Adjustments** 1 Row Type Adj. x 1.00 \$189,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1440	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$194,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,600	\$198,600
Garages (+) 280 sqft	\$15,200	\$213,800
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

**Replacement Cost** \$172,644

**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	1973	1973	52	A		0.85		2,880 sqft	\$172,644	40%	\$103,590	20%	100%	1.070	1.000	100.00	0.00	0.00	\$88,700