

General Information

Parcel Number 89-14-33-000-211.000-011
Local Parcel Number 14-33-000-211.000-07

Tax ID: 007-00521-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township FRANKLIN TOWNSHIP
District 011 (Local 007) FRANKLIN TOWNSHIP
School Corp 8375 NORTHEASTERN WAYNE
Neighborhood 975069-007 FRANKLIN-975069 (007)
Section/Plat 1433000
Location Address (1) 1907 E WALLACE RD RICHMOND, IN 47374

Ownership

DINGWERTH, CHRISTOPHER & TRA
1907 WALLACE RD
RICHMOND, IN 47374

Legal

NE SEC 33-15-1 6.08A

Transfer of Ownership

Date 01/01/1900 Owner DINGWERTH, CHRIS Doc ID Code Book/Page Adj Sale Price V/I



Agricultural

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

Table with 7 columns: Year, Assessment 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 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 11/12/2024 js

Appraiser 12/13/2024 Nexus

Notes

12/13/2024 Misc: 2025 GENERAL REVALUATION
12/28/2021 Misc: 2021 PERMIT # 21-099: ADD 8X24 OPF AND CORRECT SKETCH PER OWNER F/C 12-27-21
8/24/2020 Misc: 2021 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage (6.08), Actual Frontage (0), Developer Discount, Parcel Acreage (6.08), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.23), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (4.85), Farmland Value (\$4,440), Measured Acreage (4.85), Avg Farmland Value/Acre (915), Value of Farmland (\$4,440), Classified Total (\$0), Farm / Classified Value (\$4,400), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$4,400), CAP 3 Value (\$0), Total Value (\$23,300)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2334 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	192	\$4,600
Stoop, Masonry	30	\$1,800
Wood Deck	510	\$9,600

Plumbing

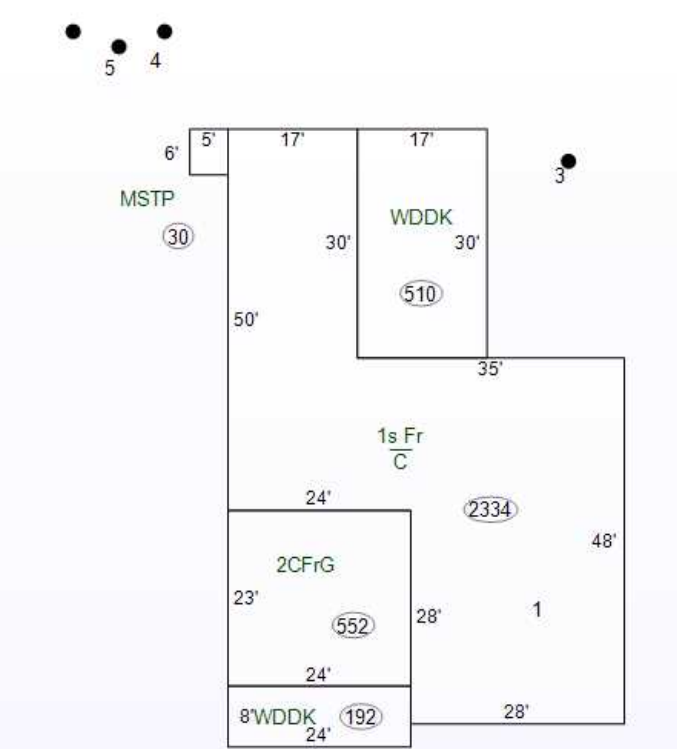
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2334	2334	\$186,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2334	0	\$11,600	
Slab				

Total Base \$198,100

Adjustments 1 Row Type Adj. x 1.00 \$198,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2334	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$211,500

Sub-Total, 1 Units

Exterior Features (+)	\$16,000	\$227,500
Garages (+) 552 sqft	\$21,400	\$248,900
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$222,143

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	Wood Fr	C+1	1985	1989	36	A		0.85		2,334 sqft	\$222,143	28%	\$159,940	0%	100%	1.210	1.000	100.00	0.00	0.00	\$193,500
2: Canopy- Shed Type	1		C	1985	1985	40	A		0.85		10'x34'	\$2,125	28%	\$1,530	0%	100%	1.210	1.000	100.00	0.00	0.00	\$1,900
3: Gazebo	1		C	2017	2017	8	A	\$44.91	0.85	\$38.17	148 sqft	\$5,650	20%	\$4,520	0%	100%	1.210	1.000	100.00	0.00	0.00	\$5,500
4: Lean-to	1	Concrete	C	1985	1985	40	A	\$8.80	0.85		16'x58' x 8'	\$6,941	55%	\$3,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,100
5: Type 3 Barn	1	T3AW	C	1985	1985	40	A	\$16.69	0.85		30' x 70' x 14'	\$29,796	55%	\$13,410	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,400