

89-16-16-100-504.000-029

RIGSBY, DENNIS H & PAMELA J

1317 GLENDALE RD

510, 1 Family Dwell - Platted Lot

WAYNE-164179 (016)/1641

1/2

General Information

Parcel Number 89-16-16-100-504.000-029
Local Parcel Number 46-16-100-504.000-16

Tax ID: 016-01718-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164179-016 WAYNE-164179 (016)
Section/Plat 4616100
Location Address (1) 1317 GLENDALE RD 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 2030

Ownership

RIGSBY, DENNIS H & PAMELA J
1317 GLENDALE RD
RICHMOND, IN 47374

Legal

LOT 61 FAIR ACRES ADDN

Transfer of Ownership

Date 01/01/1900 Owner RIGSBY, DENNIS H &
Doc ID Code Book/Page Adj Sale Price V/I



Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total. Includes sub-totals for Res (1), (2), and (3).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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.

Notes

10/19/2020 Misc: 2021 GENERAL REVAL-
12/21/2018 Misc: 2019 : CHANGE 2CFRG TO 3CFRG & SIZE / REMOVE UTILITY SHED, CNPY PER PERMIT F/C TOWNSHIP ASSESSOR 12/19/2018

Land Computations

Table with columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-91 Legal Drain NV, 82-83 Public Roads NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$15,600.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1200 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	168	\$1,300
Wood Deck	144	\$3,700

Plumbing

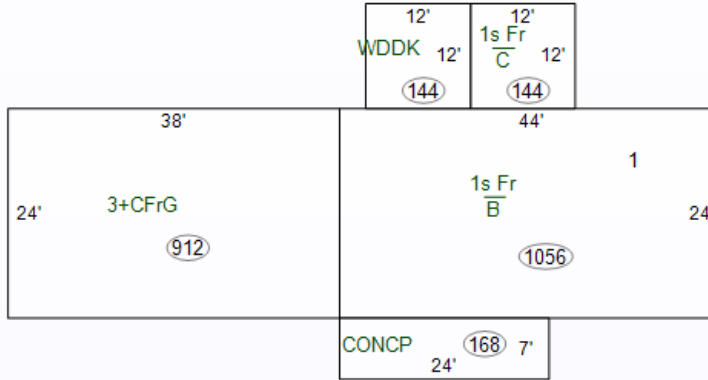
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
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	1200	1200	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1056	0	\$35,800	
Crawl	144	0	\$3,500	
Slab				

Total Base \$157,000

Adjustments 1 Row Type Adj. x 1.00 \$157,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1200	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$169,700

Sub-Total, 1 Units

Exterior Features (+)	\$5,000	\$174,700
Garages (+) 912 sqft	\$33,600	\$208,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$177,055

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1961	1961	64	G			0.85		2,256 sqft	\$177,055	37%	\$111,540	0%	100%	1.180	1.000	100.00	0.00	0.00	\$131,600