

General Information

Parcel Number
89-16-16-100-605.000-029

Local Parcel Number
46-16-100-605.000-16

Tax ID:
016-00317-00

Routing Number

Ownership

AOUAD, ADIL
1213 RIDGEDALE DR
RICHMOND, IN 47374

Legal

LOT 93 FAIR ACRES ADDN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/17/2015	AOUAD, ADIL	2015001291	SW	/	\$28,088	I
10/16/2014	SECRETARY OF HOU	2014007626	SW	/	\$152,597	I
12/06/2013	BANK OF AMERICA N	2013010576	QC	/		I
06/21/2013	SECRETARY OF HOU	2013005586	SW	/	\$152,597	I
05/14/2013	BANK OF AMERICA N	2013004326	SH	/	\$152,597	I
01/01/1900	CLINTON, LEO	2013004326	SH	/	\$152,597	I

Notes

11/5/2020 Misc: 2021 GENERAL REVAL

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

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)
1213 RIDGEDALE RD
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Other (external)	Valuation Method	Other (external)	Other (external)	Other (external)	Other (external)	Other (external)
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$10,800	Land	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
\$10,800	Land Res (1)	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$29,700	Improvement	\$29,700	\$29,700	\$29,700	\$29,700	\$29,700
\$29,700	Imp Res (1)	\$29,700	\$29,700	\$29,700	\$29,700	\$29,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$40,500	Total	\$40,500	\$40,500	\$40,500	\$40,500	\$40,500
\$40,500	Total Res (1)	\$40,500	\$40,500	\$40,500	\$40,500	\$40,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		130	130x108	0.75	\$148	\$111	\$14,430	0%	1.0000	100.00	0.00	0.00	\$14,430

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling
Flood Hazard

Public Utilities All
ERA

Streets or Roads Paved
TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 05/21/2020 ts

Appraiser 11/05/2020 gw

Land Computations

Calculated Acreage	0.32
Actual Frontage	130
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.32
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	0.32
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	\$14,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,400

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 (Terraced)	180	\$2,300
Wood Deck	288	\$6,300

Plumbing

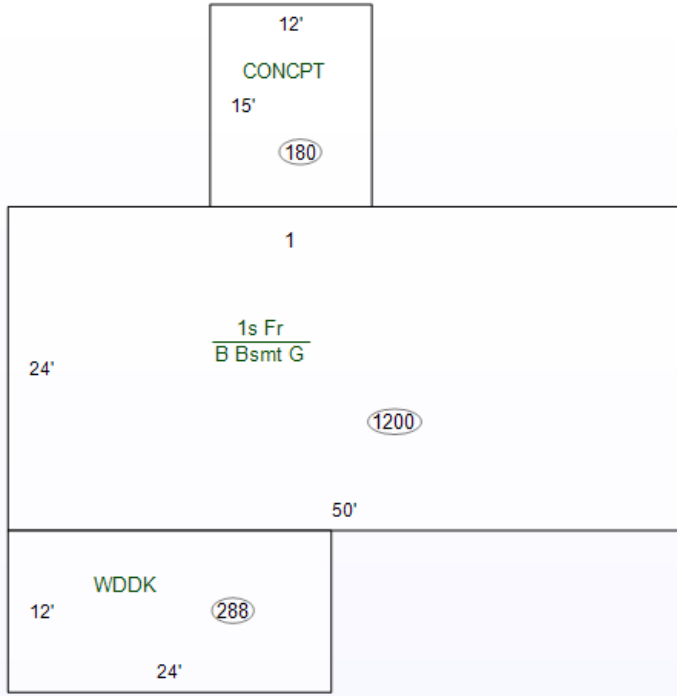
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
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	1200	0	\$39,200	
Crawl				
Slab				

Total Base \$156,900

Adjustments 1 Row Type Adj. x 1.00 \$156,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1200 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$162,700

Sub-Total, 1 Units

Exterior Features (+)	\$8,600	\$171,300
Garages (+) 450 sqft	\$4,900	\$176,200
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$142,282

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-1	1986	1993	32	G			0.85		2,400 sqft	\$142,282	24%	\$108,130	61%	100%	1.180	1.000	100.00	0.00	0.00	\$49,800