

89-16-29-330-925.000-030

HERNANDEZ, ELEAZOR A & MA

1330 RATLIFF ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-29-330-925.000-030
Local Parcel Number 46-29-330-925.000-29

Tax ID: 029-32507-00

Routing Number 4629330-007

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 295244 N-029 WAYNE-295244 NORTH (029)
Section/Plat 4629330
Location Address (1) 1330 RATLIFF ST RICHMOND, IN 47374

Ownership

HERNANDEZ, ELEAZOR A & MARIA
1330 RATLIFF ST
RICHMOND, IN 47374

Legal

LOT 95 B HTS

Transfer of Ownership

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

Notes

12/20/2021 Misc: 2022: GENERAL REVALUATION
8/10/2021 Misc: 2021 PERMIT: CONVERT FAMILY ROOM INTO A BEDROOM W/ BATH PER F/C 6-8-21



Res

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, and various valuation amounts for Land, Improvement, and Total.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/27/2021 rc

Appraiser 12/20/2021 en

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Total Value \$9,300

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2372 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
Porch, Open Masonry	168	\$9,700

**Plumbing**

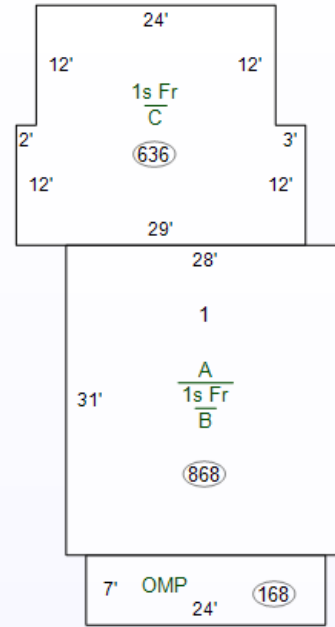
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>5</b>	<b>9</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1504	1504	\$134,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	868	868	\$20,700	
Bsmt	868	0	\$32,100	
Crawl	636	0	\$6,400	
Slab				

**Total Base** \$193,700

**Adjustments 1 Row Type Adj. x 1.00** \$193,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$201,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,700	\$211,100
Garages (+) 0 sqft	\$0	\$211,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$161,492</b>

**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	D+2	1930	1940	85 A		0.85		3,240 sqft	\$161,492	50%	\$80,750	0%	100%	0.880	1.000	100.00	0.00	0.00	\$71,100
2: Detached Garage/Boat H	1	Wood Fr	D	1935	1935	90 F	\$55.64	0.85	\$37.84	14'x20'	\$10,594	65%	\$3,710	0%	100%	0.880	1.000	100.00	0.00	0.00	\$3,300