

89-16-29-340-403.000-030

GABBARD, DALTON R

1451 RATLIFF ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-29-340-403.000-030
Local Parcel Number 46-29-340-403.000-29

Tax ID: 029-03282-00

Routing Number 4629340-028

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 4629340

Location Address (1)
1451 RATLIFF ST
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 2030

Ownership

GABBARD, DALTON R
1451 RATLIFF ST
RICHMOND, IN 47374

Legal

LOT 57 F HTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/27/2024 to 04/27/2015.

Notes

12/21/2021 Misc: 2022: GENERAL REVALUATION

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers 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 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Aerial

Collector 10/25/2021 rc

Appraiser 12/21/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1040 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	120	\$1,000
Porch, Open Frame	176	\$9,200

Plumbing

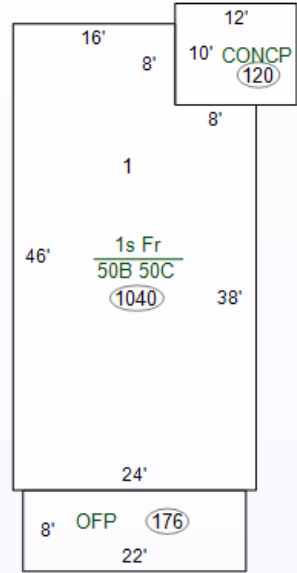
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
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	1040	1040	\$108,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	520	0	\$24,700	
Crawl	520	0	\$5,900	
Slab				

Total Base \$139,000

Adjustments 1 Row Type Adj. x 1.00 \$139,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1040 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$142,800

Sub-Total, 1 Units

Exterior Features (+) \$10,200 \$153,000

Garages (+) 0 sqft \$0 \$153,000

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$110,543

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	D+1	1930	1980	45	A			0.85		1,560 sqft	\$110,543	38%	\$68,540	0%	100%	0.880	1.000	100.00	0.00	0.00	\$60,300
2: Detached Garage/Boat H	1	Wood Fr	C	1983	1983	42	A		\$41.81	0.85	\$35.54	22'x28'	\$21,892	30%	\$15,320	0%	100%	0.880	1.000	100.00	0.00	0.00	\$13,500