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: 2023

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	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2026

Ownership

JOHNSON, ANGELA S
1451 RATLIFF ST
RICHMOND, IN 47374

Legal

LOT 57 F HTS

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/11/2019	JOHNSON, ANGELA	2019000225	WD	/	$49,000	V
10/03/2016	BOCOOK, PHILLIP &	2016008119	SW	/	$17,850	I
06/22/2016	SECRETARY OF HOU	2016004936	LW	/	$36,920	I
02/29/2016	WELLS FARGO BANK	2016001704	QC	/	$0	I
04/27/2015	SECRETARY OF HOU	2015003327	LW	/	$36,920	I
04/27/2015	WELLS FARGO BANK	2015003326	SH	/	$36,920	I

Notes

12/21/2021 Misc: 2022: GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$7,300	**Land**	**$7,300**	**$7,300**	**$7,300**	**$7,300**	**$7,300**
$7,300	Land Res (1)	$7,300	$7,300	$7,300	$7,300	$7,300
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$55,400	**Improvement**	**$55,400**	**$55,400**	**$48,700**	**$48,700**	**$48,100**
$55,400	Imp Res (1)	$55,400	$55,400	$48,700	$48,700	$48,100
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$62,700	**Total**	**$62,700**	**$62,700**	**$56,000**	**$56,000**	**$55,400**
$62,700	Total Res (1)	$62,700	$62,700	$56,000	$56,000	$55,400
$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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		42	42x124	1.02	$170	$173	$7,266	0%	100%	1.0000	$7,270

Data Source Aerial **Collector** 10/25/2021 rc **Appraiser** 12/21/2021 en

Land Computations

Calculated Acreage	0.12
Actual Frontage	42
Developer Discount	☐
Parcel Acreage	0.12
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	0.12
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$7,300
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$7,300**

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

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

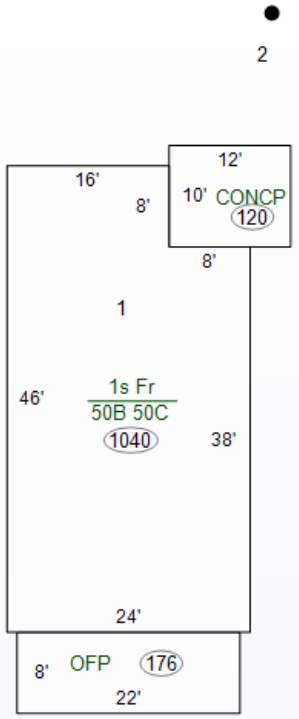
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	120	$800
Porch, Open Frame	176	$7,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1040	1040	$82,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		520	0	$19,200	
Crawl		520	0	$4,600	
Slab					
			Total Base		$106,600
Adjustments			**1 Row Type Adj. x 1.00**		$106,600
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1040	$2,900
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$109,500
				Sub-Total, 1 Units	
Exterior Features (+)				$7,800	$117,300
Garages (+) 0 sqft				$0	$117,300
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.87
				Replacement Cost	$86,743

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D+1	1930	1980	43	A		0.87		1,560 sqft	$86,743	38%	$53,780	0%	100%	0.840	1.0000	$45,200
2: Detached Garage/Boat	100%	1	Wood Frame	C	1983	1983	40	A	$31.48	0.87	$27.39	22'x28'	$16,871	28%	$12,150	0%	100%	0.840	1.0000	$10,200