

89-16-29-340-429.000-030

MANN, RONALD T & KATHERIN

1450 RIDGE ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-29-340-429.000-030
Local Parcel Number 46-29-340-429.000-29

Tax ID: 029-40809-00

Routing Number 4629340-032

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)
1450 RIDGE 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

MANN, RONALD T & KATHERINE
1450 RIDGE ST
RICHMOND, IN 47374

Legal

LOT 31 F H



Transfer of Ownership

Date 01/01/1900 Owner MANN, RONALD T &
Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/22/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$9,800, \$59,100, \$68,900).

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front (42), Size (42x124), Factor (1.02), Rate (\$228), Adj. Rate (\$233), Ext. Value (\$9,786), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$9,790).

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.12, 42, etc.). Total Value is \$9,800.

Data Source Aerial

Collector 11/03/2021 rc

Appraiser 12/22/2021 df

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 818 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 Frame	96	\$6,300
Wood Deck	250	\$5,400

Plumbing

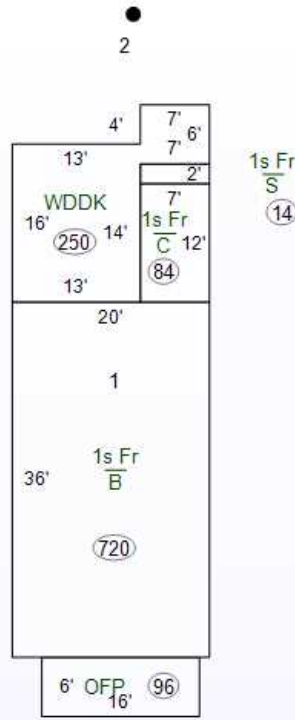
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	818	818	\$90,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	720	0	\$29,100	
Crawl	84	0	\$3,200	
Slab	14	0	\$0	
Total Base			\$122,900	

Adjustments

1 Row Type Adj. x 1.00	\$122,900
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 = \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$122,900
Sub-Total, 1 Units	\$122,900
Exterior Features (+)	\$11,700
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$97,249

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+1	1930	1938	87	A		0.85		1,538 sqft	\$97,249	50%	\$48,620	0%	100%	0.880	1.000	100.00	0.00	0.00	\$42,800
2: Detached Garage/Boat H	1	Wood Fr	C	1995	1995	30	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	24%	\$18,530	0%	100%	0.880	1.000	100.00	0.00	0.00	\$16,300