

89-16-29-340-501.000-030

BENNETT, SHAYNE

1366 RIDGE ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-29-340-501.000-030
Local Parcel Number 46-29-340-501.000-29

Tax ID: 029-00042-00

Routing Number 4629340-045

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)
1366 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

BENNETT, SHAYNE
2036 SALISBURY RD S
RICHMOND, IN 47374

Legal

LOT 52 B HTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/28/2025 to 01/01/1900.

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: 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 11/03/2021 rc

Appraiser 12/22/2021 df

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	2514 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Masonry	224	\$11,300

Plumbing

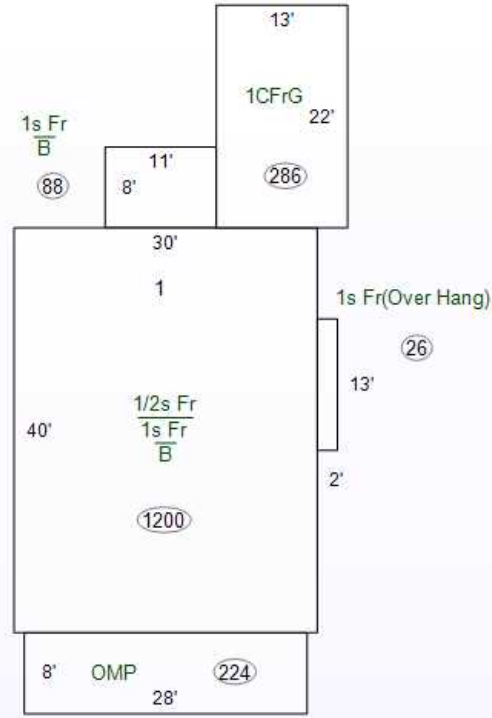
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

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
--------------------	--------------	--------------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1314	1314	\$125,500	
2				
3				
4				
1/4				
1/2 1Fr	1200	1200	\$45,300	
3/4				
Attic				
Bsmt	1288	0	\$41,500	
Crawl				
Slab				

Total Base \$212,300

Adjustments 1 Row Type Adj. x 1.00 \$212,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$213,100

Sub-Total, 1 Units

Exterior Features (+)	\$11,300	\$224,400
Garages (+) 286 sqft	\$15,000	\$239,400
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$183,141

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 1/2	Wood Fr	D+2	1925	1952	73 A		0.85		3,802 sqft	\$183,141	50%	\$91,570	0%	100%	0.880	1.000	100.00	0.00	0.00	\$80,600