

89-16-29-420-204.000-031

INGRAM, DENNIS R

19 WATERFALL RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-304976 (030)/3049

1/2

General Information

Parcel Number 89-16-29-420-204.000-031
Local Parcel Number 46-29-420-204.000-30

Ownership

INGRAM, DENNIS R
19 WATERFALL RD
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner INGRAM, DENNIS R Doc ID CO Code Book/Page Adj Sale Price V/I

Notes

10/4/2021 Misc: 2022 GENERAL REVALUATION

Tax ID: 030-00165-00
Routing Number 4629420-004

Legal

PT BEING 100 X 232 FT SE SEC 29-14-1

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2025

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

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 031 (Local 030) SPRING GROVE TOWN
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 304976-030 WAYNE-304976 (030)
Section/Plat 4629420
Location Address (1) 19 WATERFALL RD RICHMOND, IN 47374

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Zoning
Subdivision
Lot

Table with 15 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

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source Aerial Collector 07/30/2021 rc Appraiser 10/04/2021 df

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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 \$16,200

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 1265 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

Plumbing

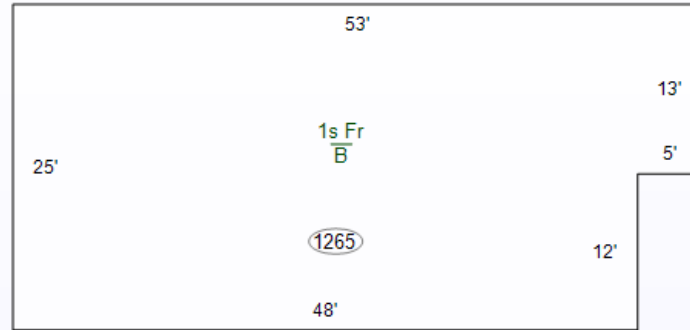
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
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	1265	1265	\$122,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1265	0	\$40,900	
Crawl					
Slab					

Total Base \$163,600

Adjustments 1 Row Type Adj. x 1.00 \$163,600

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 (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$168,100

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$168,100
Garages (+) 0 sqft	\$0	\$168,100
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$135,741

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	C-1	1950	1950	75	A		0.85		2,530 sqft	\$135,741	45%	\$74,660	0%	100%	1.200	1.000	100.00	0.00	0.00	\$89,600
2: Detached Garage/Boat H	1	Wood Fr	C	2006	2006	19	A	\$37.41	0.85	\$31.80	25'x33'	\$26,234	18%	\$21,510	0%	100%	1.200	1.000	100.00	0.00	0.00	\$25,800
3: Lean-To	1	Earth Flo	C	2006	2006	19	A	\$4.69	0.85		9'x18' x 8'	\$646	35%	\$420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
4: Utility Shed	1	SV	D	2002	2002	23	A		0.85		12'x14'		55%		0%	100%	1.200	1.000	100.00	0.00	0.00	\$0