

89-16-29-430-105.000-031

General Information

Parcel Number
89-16-29-430-105.000-031

Local Parcel Number
46-29-430-105.000-30

Tax ID:
030-00084-00

Routing Number
4629430-001

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 031 (Local 030)
SPRING GROVE TOWN

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 304405-030
WAYNE-304405 (030)

Section/Plat
4629430

Location Address (1)
12 CLIFTON DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

VAN DER MERWE, EMILE G & M

Ownership

VAN DER MERWE, EMILE G & MEGA
12 CLIFTON DR
RICHMOND, IN 47374

Legal

EX TRI PC 79.72X36.81X94.35 LOT 19 SP GRV
HTS-PT SE SEC 29-14-1 1.37A-TRI PC
15.10X31.37X38.35 0.005ALOT 20 SPG

Res

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	Inf
03/21/2025	As Of Date	04/22/2025	04/17/2024	04/26/2023	04/20/2023	08/11/2022
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	☐	☐	☐	☒	☒
\$28,300	Land	\$28,300	\$24,000	\$21,100	\$21,100	\$21,100
\$23,800	Land Res (1)	\$23,800	\$20,200	\$17,800	\$17,800	\$17,800
\$4,500	Land Non Res (2)	\$4,500	\$3,800	\$100	\$100	\$100
\$0	Land Non Res (3)	\$0	\$0	\$3,200	\$3,200	\$3,200
\$139,800	Improvement	\$139,800	\$135,200	\$135,200	\$133,700	\$135,200
\$139,800	Imp Res (1)	\$139,800	\$135,200	\$135,200	\$133,700	\$135,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$168,100	Total	\$168,100	\$159,200	\$156,300	\$154,800	\$156,300
\$163,600	Total Res (1)	\$163,600	\$155,400	\$153,000	\$151,500	\$153,000
\$4,500	Total Non Res (2)	\$4,500	\$3,800	\$100	\$100	\$100
\$0	Total Non Res (3)	\$0	\$0	\$3,200	\$3,200	\$3,200

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		77	136x337	1.27	\$242	\$307	\$41,752	-40%	1.0000	95.00	5.00	0.00	\$25,050
R	F		0	29x93x146	0.44	\$242	\$106	\$3,074	0%	1.0000	0.00	100.00	0.00	\$3,070
6	A		0	0.292	1.00	\$2,390	\$2,390	\$698	-80%	1.0000	0.00	100.00	0.00	\$140

WAYNE-304405 (030)/3044

Notes

11/16/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Calculated Acreage	1.41
Actual Frontage	77
Developer Discount	☐
Parcel Acreage	1.41
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	1.41
Farmland Value	\$140
Measured Acreage	0.29
Avg Farmland Value/Acre	479
Value of Farmland	\$670
Classified Total	\$0
Farm / Classified Value	\$700
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$23,800
CAP 2 Value	\$4,500
CAP 3 Value	\$0
Total Value	\$28,300

12 CLIFTON DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/01/2021	VAN DER MERWE, E	2021006649	WD	/	\$170,000	V
01/01/1900	RODEFELD-MC PHE		CO	/		I

Collector 10/04/2021 jf

Appraiser 11/16/2021 df

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1 3/4
StyleN/A
Finished Area1680 sqft
Make

Floor Finish

☐Earth☒Slab☒Sub & Joist☐Wood☐Parquet

☐Tile☒Carpet☒Unfinished☐Other

Wall Finish

☒Plaster/Drywall☐Paneling☐Fiberboard

☒Unfinished☐Other

Roofing

☐Built-Up☐Metal☒Asphalt☐Slate☐Tile

☐Wood Shingle☐Other

Exterior Features

Description	Area	Value
Patio, Concrete	135	\$1,000
Stoop, Masonry	56	\$2,300
Wood Deck	304	\$6,300

Plumbing

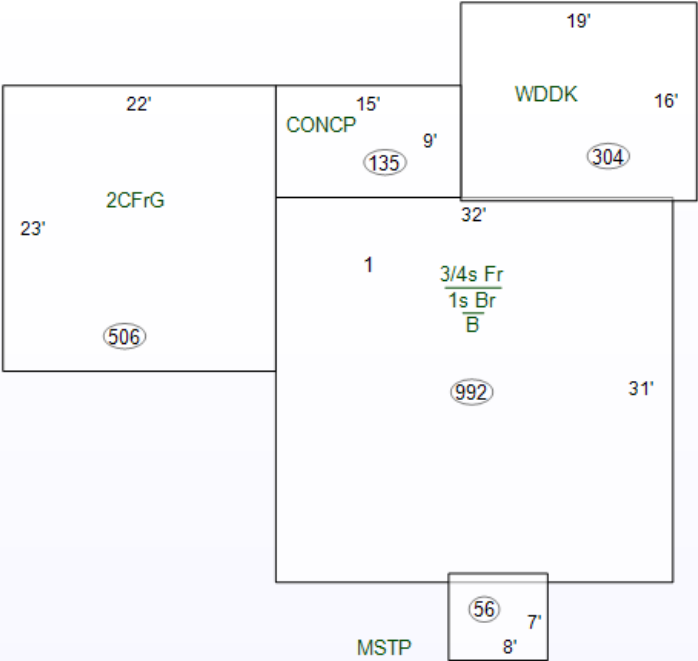
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	992	992	\$115,700	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	992	688	\$46,600	
Attic					
Bsmt		992	0	\$34,600	
Crawl					
Slab					

	Total Base	\$196,900
Adjustments	1 Row Type Adj. x 1.00	\$196,900
Unfin Int (-)	3/4:304	(\$7,100)
Ex Liv Units (+)		\$0
Rec Room (+)	2:400	\$5,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:992 3/4:688	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$207,200
	Sub-Total, 1 Units	
Exterior Features (+)	\$9,600	\$216,800
Garages (+) 506 sqft	\$20,100	\$236,900
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$211,433

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 3/4	3/6 Maso	C+1	1953	1960	65	A		0.85		2,976 sqft	\$211,433	42%	\$122,630	0%	100%	1.140	1.000	100.00	0.00	0.00	\$139,800