

89-16-31-330-810.000-030

GINGRY REVOCABLE LIVING T

17 NW 15TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

General Information

Parcel Number
89-16-31-330-810.000-030

Local Parcel Number
46-31-330-810.000-29

Tax ID:
029-18486-00

Routing Number
4631330-165

Ownership

GINGRY REVOCABLE LIVING TRUST
GEORGE W & PAMELA J GINGRY C
8732 SMOKY ROW RD
GREENS FORK, IN 47345

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/13/2015	GINGRY REVOCABL	2015005794	QC	/		I
10/21/2009	GEORGE W. GINGRY		CO	/	\$42,000	I
10/21/2009	GINGRY, GEORGE W	2009009993	WD	/		I
01/01/1900	BELCHER, ANGELA K	2009009993	WD	/		I

Notes

12/1/2021 Misc: 2022 GENERAL REVALUATION

Legal

SAME AS LOT 2 W J WERNER SW SEC 31-14-1
EXC 5.2 FT OFF ENTIRE END LOT 2 FOR ALLEY



Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294236-029
WAYNE-294236 (029)

Section/Plat
4631330

Location Address (1)
17 NW 15TH 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 Tuesday, April 29, 2025

Review Group 2030

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$13,700	Land	\$13,700	\$11,600	\$10,200	\$10,200	\$10,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$13,700	Land Non Res (2)	\$13,700	\$11,600	\$10,200	\$10,200	\$10,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$48,300	Improvement	\$48,300	\$41,400	\$36,600	\$36,200	\$34,500
\$48,300	Imp Res (1)	\$48,300	\$41,400	\$30,300	\$30,000	\$29,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$6,300	\$6,200	\$5,500
\$62,000	Total	\$62,000	\$53,000	\$46,800	\$46,400	\$44,700
\$48,300	Total Res (1)	\$48,300	\$41,400	\$30,300	\$30,000	\$29,000
\$13,700	Total Non Res (2)	\$13,700	\$11,600	\$10,200	\$10,200	\$10,200
\$0	Total Non Res (3)	\$0	\$0	\$6,300	\$6,200	\$5,500

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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		48	48x135	1.01	\$282	\$285	\$13,680	0%	1.0000	0.00	100.00	0.00	\$13,680

Land Computations

Calculated Acreage	0.15
Actual Frontage	48
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$13,700
CAP 3 Value	\$0
Total Value	\$13,700

Data Source Aerial

Collector 10/12/2021 rc

Appraiser 12/01/2021 gw

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	840 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" 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 Frame	80	\$5,300

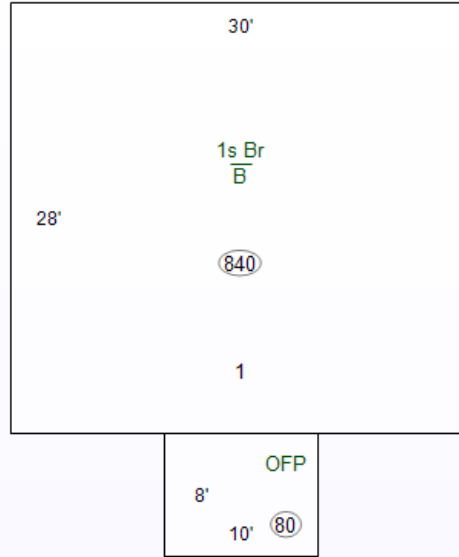
Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	4

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	840	840	\$102,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		840	0	\$31,600	
Crawl					
Slab					

Total Base		\$134,100
Adjustments	1 Row Type Adj. x 1.00	\$134,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:840	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$140,700
Sub-Total, 1 Units		
Exterior Features (+)	\$5,300	\$146,000
Garages (+) 0 sqft	\$0	\$146,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$105,485

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: Single-Family	1	Brick	D+1	1945	1945	80 A		0.85		1,680 sqft	\$105,485	50%	\$52,740	55%	100%	1.190	1.000	100.00	0.00	0.00	\$28,200
2: Detached Garage/Boat H	1	Wood Fr	D	1978	1978	47 A	\$41.81	0.85	\$28.43	23'x25'	\$16,348	40%	\$9,810	0%	100%	1.190	1.000	100.00	0.00	0.00	\$11,700
3: Detached Garage/Boat H	1	Wood Fr	D	1975	1975	50 A	\$51.44	0.85	\$34.98	16'x21'	\$11,753	40%	\$7,050	0%	100%	1.190	1.000	100.00	0.00	0.00	\$8,400