

89-16-32-120-307.000-030

MILLER, MILDRED L

1227 RIDGE ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-32-120-307.000-030
Local Parcel Number 46-32-120-307.000-29

Tax ID: 029-55016-00

Routing Number 4632120-059

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 4632120
Location Address (1) 1227 RIDGE ST RICHMOND, IN 47374

Ownership

MILLER, MILDRED L
1227 RIDGE ST
RICHMOND, IN 47374

Legal

50 FT RIDGE ST NW SEC 32-14-1 OM 46 0.25A



Transfer of Ownership

Date 01/01/1900 Owner MILLER, MILDRED L Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/21/2021 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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for 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.

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

Data Source Aerial

Collector 11/02/2021 rc

Appraiser 12/21/2021 df

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1016 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
Wood Deck	252	\$5,400
Porch, Open Frame	276	\$13,200

Plumbing

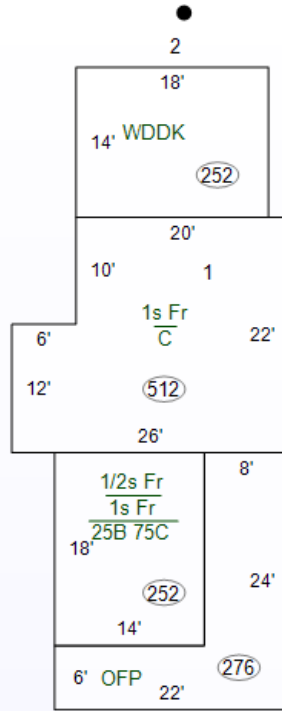
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	764	764	\$86,500	
2					
3					
4					
1/4					
1/2	1Fr	252	252	\$17,400	
3/4					
Attic					
Bsmt		63	0	\$16,400	
Crawl		701	0	\$6,600	
Slab					

Total Base	\$126,900
Adjustments	1 Row Type Adj. x 1.00
Total	\$126,900

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$126,900
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Sub-Total, 1 Units

Exterior Features (+)	\$18,600	\$145,500
Garages (+) 0 sqft	\$0	\$145,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$105,124

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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+1	1900	1900	125	A			0.85		1,079 sqft	\$105,124	50%	\$52,560	10%	100%	0.880	1.000	100.00	0.00	0.00	\$41,600
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	F		\$59.52	0.85	\$40.47	14'x18'	\$10,199	65%	\$3,570	0%	100%	0.880	1.000	100.00	0.00	0.00	\$3,100