

89-16-33-430-112.000-030

General Information

Parcel Number  
89-16-33-430-112.000-030

Local Parcel Number  
46-33-430-112.000-29

Tax ID:  
029-05694-00

Routing Number

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 295273-029  
WAYNE-295273 (029)

Section/Plat  
4633430

Location Address (1)  
115 N 19TH ST  
RICHMOND, IN 47374

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
High ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 29, 2025

Review Group 2029

DRYDEN, BRIAN J & APRIL R

Ownership

DRYDEN, BRIAN J & APRIL R  
115 N 19TH ST  
RICHMOND, IN 47374

Legal

LOT 51 C F

115 N 19TH ST

Transfer of Ownership

| Date       | Owner             | Doc ID | Code | Book/Page | Adj | Sale Price | V/I |
|------------|-------------------|--------|------|-----------|-----|------------|-----|
| 01/01/1900 | DRYDEN, BRIAN J & |        | CO   | /         |     |            |     |

510, 1 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952 1/2

Notes

7/16/2024 Misc: 2025 GENERAL REVAUATION  
10/16/2020 Misc: 2021 GENERAL REVAL



Res

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"/> |
| \$7,700          | Land                | \$7,700                  | \$6,500                  | \$5,700                  | \$5,700                  | \$5,700                  |
| \$7,700          | Land Res (1)        | \$7,700                  | \$6,500                  | \$5,700                  | \$5,700                  | \$5,700                  |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$73,200         | Improvement         | \$73,200                 | \$64,500                 | \$56,800                 | \$57,700                 | \$52,800                 |
| \$73,200         | Imp Res (1)         | \$73,200                 | \$64,500                 | \$50,700                 | \$51,200                 | \$46,700                 |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                      | \$0                      | \$6,100                  | \$6,500                  | \$6,100                  |
| \$80,900         | Total               | \$80,900                 | \$71,000                 | \$62,500                 | \$63,400                 | \$58,500                 |
| \$80,900         | Total Res (1)       | \$80,900                 | \$71,000                 | \$56,400                 | \$56,900                 | \$52,400                 |
| \$0              | Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (3)   | \$0                      | \$0                      | \$6,100                  | \$6,500                  | \$6,100                  |

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

| 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         | 48x134 | 0.95   | \$168 | \$160     | \$7,680    | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$7,680 |

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             | \$7,700                  |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$7,700                  |

Data Source External Only

Collector 04/11/2024 js

Appraiser 07/16/2024 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

1598 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    |
|-------------------|------|----------|
| Porch, Open Frame | 213  | \$10,900 |
| Wood Deck         | 35   | \$1,200  |
| Patio, Concrete   | 88   | \$800    |

Plumbing

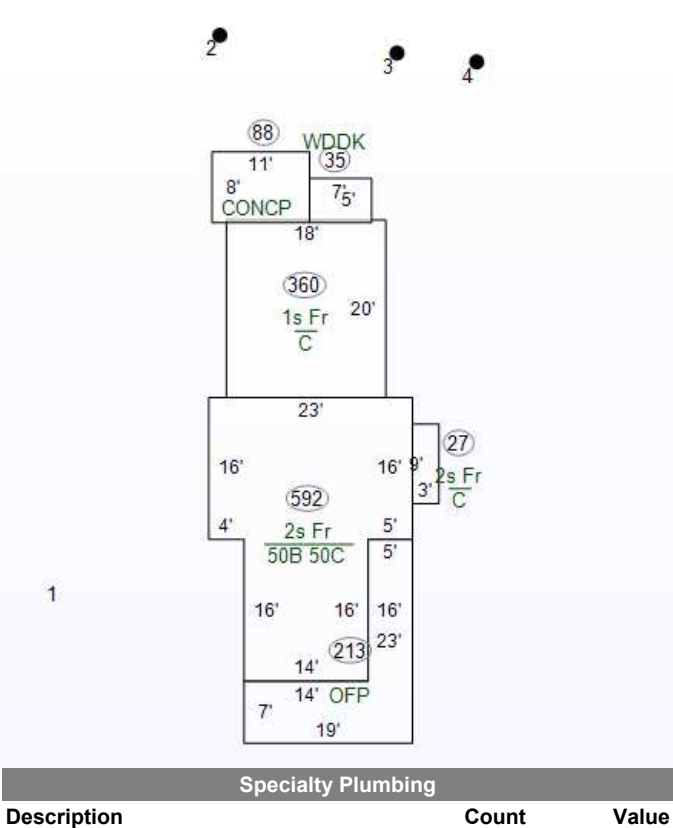
|               | # | TF |
|---------------|---|----|
| Full Bath     | 1 | 3  |
| Half Bath     | 0 | 0  |
| Kitchen Sinks | 1 | 1  |
| Water Heaters | 1 | 1  |
| Add Fixtures  | 0 | 0  |
| Total         | 3 | 5  |

Accommodations

|              |   |
|--------------|---|
| Bedrooms     | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms  | 6 |

Heat Type

Central Warm Air



| Cost Ladder                       |                        |                     |        |           |           |
|-----------------------------------|------------------------|---------------------|--------|-----------|-----------|
| Floor                             | Constr                 | Base                | Finish | Value     | Totals    |
| 1                                 | 1Fr                    | 979                 | 979    | \$103,200 |           |
| 2                                 | 1Fr                    | 619                 | 619    | \$40,200  |           |
| 3                                 |                        |                     |        |           |           |
| 4                                 |                        |                     |        |           |           |
| 1/4                               |                        |                     |        |           |           |
| 1/2                               |                        |                     |        |           |           |
| 3/4                               |                        |                     |        |           |           |
| Attic                             |                        |                     |        |           |           |
| Bsmt                              |                        | 296                 | 0      | \$19,800  |           |
| Crawl                             |                        | 683                 | 0      | \$6,500   |           |
| Slab                              |                        |                     |        |           |           |
|                                   |                        | Total Base          |        |           | \$169,700 |
| Adjustments                       | 1 Row Type Adj. x 1.00 |                     |        |           | \$169,700 |
| Unfin Int (-)                     |                        |                     |        |           | \$0       |
| Ex Liv Units (+)                  |                        |                     |        |           | \$0       |
| Rec Room (+)                      |                        |                     |        |           | \$0       |
| Loft (+)                          |                        |                     |        |           | \$0       |
| Fireplace (+)                     |                        |                     |        |           | \$0       |
| No Heating (-)                    |                        |                     |        |           | \$0       |
| A/C (+)                           |                        | 2:619 1:979         |        |           | \$5,100   |
| No Elec (-)                       |                        |                     |        |           | \$0       |
| Plumbing (+ / -)                  |                        | 5 – 5 = 0 x \$0     |        |           | \$0       |
| Spec Plumb (+)                    |                        |                     |        |           | \$0       |
| Elevator (+)                      |                        |                     |        |           | \$0       |
|                                   |                        | Sub-Total, One Unit |        |           | \$174,800 |
|                                   |                        | Sub-Total, 1 Units  |        |           |           |
| Exterior Features (+)             |                        | \$12,900            |        |           | \$187,700 |
| Garages (+) 0 sqft                |                        | \$0                 |        |           | \$187,700 |
| Quality and Design Factor (Grade) |                        |                     |        |           | 0.85      |
| Location Multiplier               |                        |                     |        |           | 0.85      |
| Replacement Cost                  |                        |                     |        |           | \$135,613 |

| 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   | 2            | Wood Fr     | D+1   | 1900       | 1900     | 125    | G      |           | 0.85 |          | 1,894 sqft | \$135,613 | 45%      | \$74,590      | 0%      | 100% | 0.830 | 1.000 | 100.00 | 0.00  | 0.00  | \$61,900     |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | D     | 1920       | 1920     | 105    | A      | \$46.21   | 0.85 | \$31.42  | 18'x24'    | \$13,575  | 50%      | \$6,790       | 0%      | 100% | 0.830 | 1.000 | 100.00 | 0.00  | 0.00  | \$5,600      |
| 3: Greenhouse             | 1            |             | D     | 2018       | 2018     | 7      | A      | \$93.01   | 0.85 | \$63.25  | 8'x10'     | \$5,060   | 25%      | \$3,790       | 0%      | 100% | 0.830 | 1.000 | 100.00 | 0.00  | 0.00  | \$3,100      |
| 4: Greenhouse 02          | 1            |             | D     | 2014       | 2014     | 11     | A      | \$119.78  | 0.85 | \$81.45  | 6'x10'     | \$4,887   | 35%      | \$3,180       | 0%      | 100% | 0.830 | 1.000 | 100.00 | 0.00  | 0.00  | \$2,600      |