

89-17-01-420-242.000-030

General Information

Parcel Number
89-17-01-420-242.000-030

Local Parcel Number
49-01-420-242.000-29

Tax ID:
029-32519-00

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 294416-029
WAYNE-294416 (029)

Section/Plat
4901420

Location Address (1)
508 SW 19TH ST
RICHMOND, IN 47374

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 2028

PURSIFALL, TRISTAN T

Ownership

PURSIFALL, TRISTAN T
508 SW 19TH ST
RICHMOND, IN 47374

Legal

LOT 92 PINE MANOR ESTATES 3RD ADDN



508 SW 19TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/20/2023	PURSIFALL, TRISTAN	2023002042	WD	/	\$150,000	I
04/21/2009	HITTLE, RONALD L S		CO	/	\$84,850	I
04/21/2009	HITTLE, RONALD L S	2009003863	CW	/	\$84,850	I
01/21/2009	CASEBOLT, INC, STE		CO	/	\$42,000	I
01/21/2009	CASEBOLT, STEVEN	2009000506	SW	/	\$42,000	I
07/17/2008	FANNIE MAE	2008006414	SH	/		I

Res

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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	10/24/2024	04/17/2024	04/20/2023	04/22/2022
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	☐	☒	☐	☐	☐
\$17,300	Land	\$17,300	\$14,700	\$14,700	\$12,900	\$12,900
\$17,300	Land Res (1)	\$17,300	\$14,700	\$14,700	\$12,900	\$12,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$155,900	Improvement	\$155,900	\$132,200	\$132,200	\$72,200	\$73,100
\$155,900	Imp Res (1)	\$155,900	\$132,200	\$132,200	\$72,200	\$73,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$173,200	Total	\$173,200	\$146,900	\$146,900	\$85,100	\$86,000
\$173,200	Total Res (1)	\$173,200	\$146,900	\$146,900	\$85,100	\$86,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		59	59x122	0.91	\$322	\$293	\$17,287	0%	1.0000	100.00	0.00	0.00	\$17,290

WAYNE-294416 (029)/2944 1/2

Notes

8/29/2023 Misc: 2024 GENERAL REVAL, SALES REVIEW

Land Computations

Calculated Acreage	0.17
Actual Frontage	59
Developer Discount	☐
Parcel Acreage	0.17
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	0.17
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	\$17,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,300

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1866 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

228

\$1,700

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

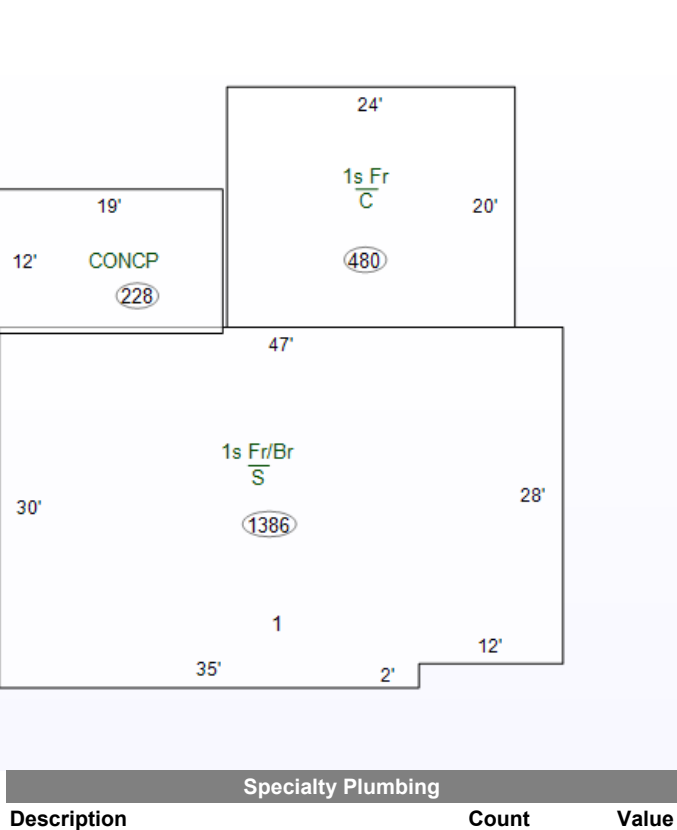
1

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1866	1866	\$161,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		480	0	\$5,600	
Slab		1386	0	\$0	
		Total Base			\$167,100
Adjustments		1 Row Type Adj. x 1.00			\$167,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1866	\$5,600
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$175,100
Sub-Total, 1 Units					
Exterior Features (+)				\$1,700	\$176,800
Garages (+) 0 sqft				\$0	\$176,800
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.85
Replacement Cost					\$142,766

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	1/6 Maso	C-1	1968	2010	15	A		0.85		1,866 sqft	\$142,766	14%	\$122,780	0%	100%	1.270	1.000	100.00	0.00	0.00	\$155,900
2: Utility Shed	1	SV	C	1976	1976	49	A		0.85		10'x12'		65%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0