

89-18-03-110-302.000-030

RIPBERGER, HERBERT L & KAT

108 S 24TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294337 (029)/2943

1/2

General Information

Parcel Number 89-18-03-110-302.000-030
Local Parcel Number 50-03-110-302.000-29

Tax ID: 029-42886-00

Routing Number 5003110-025

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 294337-029
WAYNE-294337 (029)

Section/Plat 5003110

Location Address (1)
108 S 24TH 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 2029

Ownership

RIPBERGER, HERBERT L & KATHLE
108 S 24TH ST
RICHMOND, IN 47374

Legal

LOT 11 PARKWAY HILLS 1ST



Transfer of Ownership

Date 01/01/1900 Owner RIPBERGER, HERBE Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/30/2024 Misc: 2025 GENERAL REVALUATION
10/12/2018 Misc: 2019 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 (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Table with columns: 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.

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.28, 80, etc.).

Data Source External Only

Collector 08/15/2024 js

Appraiser 08/30/2024 Nexus

Total Value \$23,400

General Information

Occupancy	Single-Family
Description	SFD
Story Height	1
Style	N/A
Finished Area	1472 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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, Enclosed Frame	308	\$18,000

Plumbing

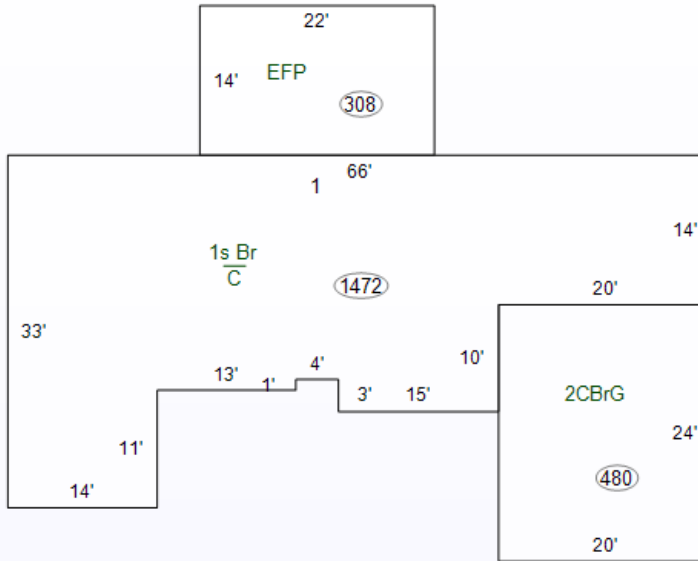
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1472	1472	\$146,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1472	0	\$9,200	
Slab					

Total Base \$155,900

Adjustments 1 Row Type Adj. x 1.00 \$155,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1472	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$166,800

Sub-Total, 1 Units

Exterior Features (+)	\$18,000	\$184,800
Garages (+) 480 sqft	\$20,700	\$205,500
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$192,143

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: SFD	1	Brick	C+2	1956	1956	69	A			0.85		1,472 sqft	\$192,143	42%	\$111,440	0%	100%	1.260	1.000	100.00	0.00	0.00	\$140,400