

89-18-04-110-211.000-030

RITCHIE, BRITTNEY

19 S 11TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-04-110-211.000-030
Local Parcel Number 50-04-110-211.000-29

Tax ID: 029-12601-00

Routing Number 5004110-124

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 296356-029
WAYNE-296356 (029)

Section/Plat 5004110

Location Address (1)
19 S 11TH 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

RITCHIE, BRITTNEY
19 S 11TH ST
RICHMOND, IN 47374

Legal

18.87 FT N PT LOT 13 J R 2 FT X 100 N S LOT 13 J R



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/20/2025 to 01/01/1900.

Notes

8/21/2024 Misc: 2025 GENERAL REVALUATION
9/12/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D. CONSTR CB/BR

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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

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. Row shows values for F, F, 21, 21x100, 0.82, \$101, \$83, \$1,743, 0%, 1.0000, 100.00, 0.00, 0.00, \$1,740.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.05), Actual Frontage (21), Developer Discount, Parcel Acreage (0.05), 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 (0.05), 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 (\$1,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,700).

Data Source External Only

Collector 08/12/2024 js

Appraiser 08/21/2024 Nexus

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1438 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 Masonry	104	\$6,700
Porch, Enclosed Frame	54	\$6,300

Plumbing

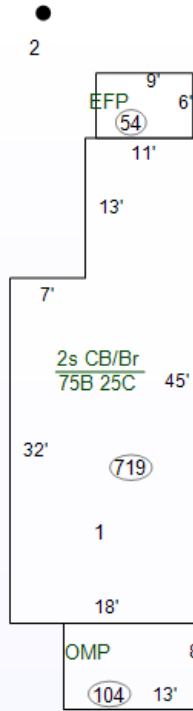
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
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 92	719	719	\$85,500	
2 92	719	719	\$46,000	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	539	0	\$25,300	
Crawl	180	0	\$3,700	
Slab				

Total Base \$160,500

Adjustments 8 Row Type Adj. x 0.84 \$134,820

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	2:719 1:719 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$147,020

Sub-Total, 1 Units

Exterior Features (+)	\$13,000	\$160,020
Garages (+) 0 sqft	\$0	\$160,020
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$108,814

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	2	2/6 Maso	D	1900	1900	125	F			0.85		1,977 sqft	\$108,814	65%	\$38,080	0%	100%	0.850	1.000	100.00	0.00	0.00	\$32,400
2: Detached Garage/Boat H	1	Wood Fr	D	1983	1983	42	F		\$55.64	0.85	\$37.84	14'x20'	\$10,594	45%	\$5,830	0%	100%	0.850	1.000	100.00	0.00	0.00	\$5,000