

89-16-28-120-235.000-030

RUNNELS, WILLIAM & CHERYL

1605 PARKDALE DR

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-28-120-235.000-030
Local Parcel Number 46-28-120-235.000-29

Tax ID: 029-99779-00

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 293226-029 WAYNE-293226 (029)
Section/Plat 4628120
Location Address (1) 1605 PARKDALE DR RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

RUNNELS, WILLIAM & CHERYL A
1605 PARKDALE DR
RICHMOND, IN 47374

Legal

LOT 27 OAK PARK SUB DIV SEC 1 AMENDED PLAT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 04/20/2007 and 01/01/1900.

Notes

11/13/2020 Misc: 2021 GENERAL REVAL

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 05/26/2020 ts

Appraiser 11/13/2020 gw

Total Value \$30,600

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** Tri-Level  
**Finished Area** 1713 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
- Wood Shingle
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Patio, Concrete	504	\$3,700
Canopy, Shed Type	190	\$1,600

**Plumbing**

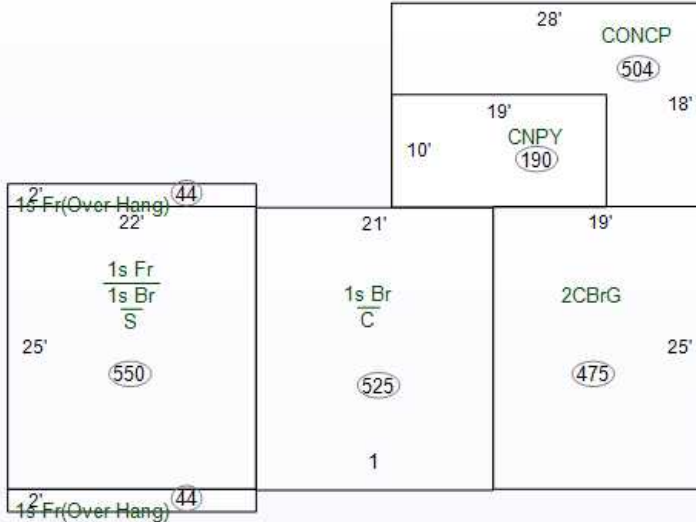
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1075	1075	\$120,900	
2	1Fr	638	638	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		525	0	\$5,900	
Slab		550	0	\$0	
<b>Total Base</b>				\$167,700	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$167,700
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1075 2:638 \$5,300
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	\$181,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,300	\$186,800
Garages (+) 475 sqft	\$20,700	\$207,500
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$185,194

**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	4/6 Maso	C+1	1967	1990	35	A			0.85		1,713 sqft	\$185,194	26%	\$137,040	0%	100%	1.220	1.000	100.00	0.00	0.00	\$167,200