

89-16-28-130-507.000-031

SMITH, ZACHARY

1017 SYLVAN NOOK DR

510, 1 Family Dwell - Platted Lot

WAYNE-304405 (030)/3044

1/2

General Information

Parcel Number 89-16-28-130-507.000-031
Local Parcel Number 46-28-130-507.000-30

Tax ID: 030-00115-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 031 (Local 030)
SPRING GROVE TOWN

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 304405-030
WAYNE-304405 (030)

Section/Plat

Location Address (1)
1017 SYLVAN NOOK DR
RICHMOND, IN 47374

Zoning ZO01 Residential

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 2030

Ownership

SMITH, ZACHARY
1017 SYLVAN NOOK DR
RICHMOND, IN 47374

Legal

LOT 7 BROOKS EX 20 FT OFF IN EQ WIDTH ENT
E S LOT 6 EX 20 FT OFF ENT W S 80 X 90.75 FT
LOT 16 BULLA



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/06/2024 to 01/01/1900.

Notes

3/12/2024 Misc: 2024: added ofp per f/c 2/6/2024
9/11/2020 Misc: 2021 GENERAL REVALUATION

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

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

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 (0.47), Actual Frontage (80), Developer Discount, Parcel Acreage (0.47), 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 (0.47), 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 (\$24,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,200).

Data Source Aerial

Collector 09/11/2020 ts

Appraiser 09/11/2020 ts

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1872 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	100	\$9,400
Porch, Open Frame	208	\$10,100
Wood Deck	922	\$16,400

**Plumbing**

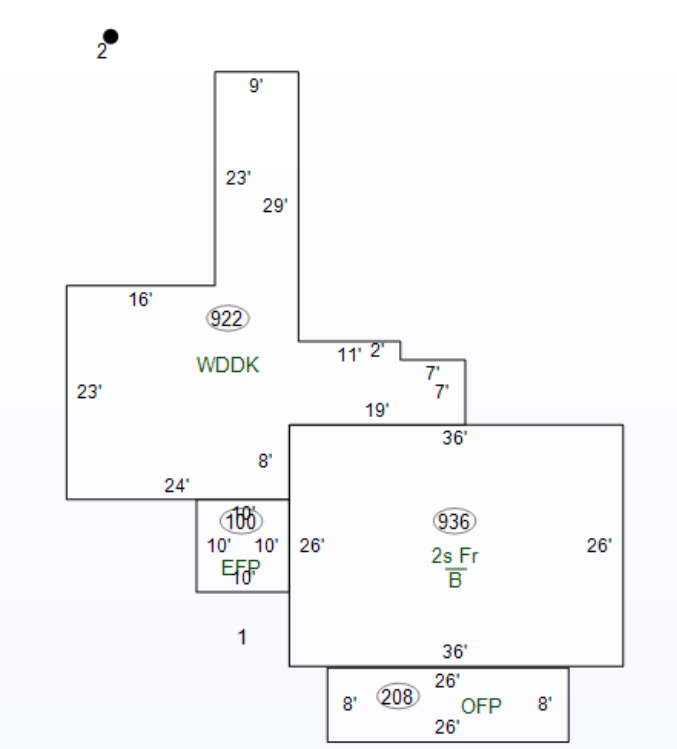
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	936	936	\$99,000	
2	1Fr	936	936	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		936	0	\$33,100	
Crawl					
Slab					

**Total Base** \$181,700

**Adjustments** 1 Row Type Adj. x 1.00 \$181,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:936 2:936	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$194,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$35,900	\$230,000
Garages (+) 0 sqft	\$0	\$230,000
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

**Replacement Cost** \$215,050

**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	C+2	1956	1956	69	A		0.85		2,808 sqft	\$215,050	42%	\$124,730	0%	100%	1.140	1.000	100.00	0.00	0.00	\$142,200
2: Detached Garage/Boat H	1	Wood Fr	C	1981	1981	44	A	\$33.88	0.85	\$28.80	24'x46'	\$31,793	30%	\$22,260	0%	100%	1.140	1.000	100.00	0.00	0.00	\$25,400