

89-16-31-330-434.000-030

TAYLOR, ROBERT W

126 NW 17TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

General Information

Parcel Number
89-16-31-330-434.000-030

Local Parcel Number
46-31-330-434.000-29

Tax ID:
029-02596-00

Routing Number
4631330-040

Ownership

TAYLOR, ROBERT W
126 NW 17TH ST
RICHMOND, IN 47374

Legal

LOT 5 J C C EXC 65 FT N SIDE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/20/2020	TAYLOR, ROBERT W	2020008584	WD	/	\$114,900	V
11/01/2018	HERMANN, EMILY AN	2018008766	QC	/		I
11/14/2011	HERMANN, HARRY, J	2011008292	SW	/	\$35,000	I
10/07/2011	AURORA LOAN SERV	2011007307	SH	/	\$150,497	I
12/20/2007	LOWE, SHERRI L, BE	2007012592	QC	/	\$0	I
01/01/1900	LOWE, SHERRI L	2007012592	QC	/		I

Notes

10/27/2021 Misc: 2022 GENERAL REVALUATION

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 294236-029
WAYNE-294236 (029)

Section/Plat
4631330

Location Address (1)
126 NW 17TH ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$21,700	Land	\$21,700	\$18,400	\$16,200	\$16,200	\$16,200
\$21,700	Land Res (1)	\$21,700	\$18,400	\$16,200	\$16,200	\$16,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$126,800	Improvement	\$126,800	\$108,800	\$95,400	\$94,800	\$79,300
\$126,800	Imp Res (1)	\$126,800	\$108,800	\$95,400	\$94,800	\$79,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$148,500	Total	\$148,500	\$127,200	\$111,600	\$111,000	\$95,500
\$148,500	Total Res (1)	\$148,500	\$127,200	\$111,600	\$111,000	\$95,500
\$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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Zoning	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		70	70x169	1.10	\$282	\$310	\$21,700	0%	1.0000	100.00	0.00	0.00	\$21,700

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source Aerial Collector 10/13/2021 rc Appraiser 10/27/2021 df

Land Computations

Calculated Acreage	0.27
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.27
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	0.27
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	\$21,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1600 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, Open Frame	224	\$10,900
Porch, Open Frame	252	\$12,000

Plumbing

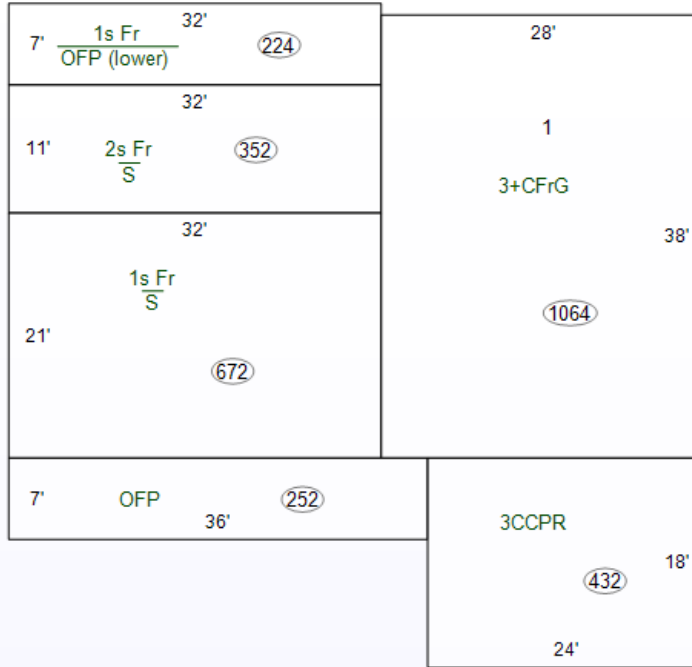
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

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	1Fr	1248	1248	\$121,000	
2	1Fr	352	352	\$27,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1024	0	\$0	
				Total Base	\$148,800

Adjustments 1 Row Type Adj. x 1.00 \$148,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	2:352 1:1248 \$5,100
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit \$161,600	

Sub-Total, 1 Units

Exterior Features (+)	\$22,900	\$184,500
Garages (+) 1496 sqft	\$47,600	\$232,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$177,557

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	Wood Fr	D+2	1920	1970	55	G			0.85		1,600 sqft	\$177,557	40%	\$106,530	0%	100%	1.190	1.000	100.00	0.00	0.00	\$126,800