

89-16-33-230-705.000-030

SMITH, CHRISTOPHER LYNN

617 N 18TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296274 (029)/2962

1/2

General Information

Parcel Number 89-16-33-230-705.000-030
Local Parcel Number 46-33-230-705.000-29

Tax ID: 029-53524-00

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 296274-029
WAYNE-296274 (029)

Section/Plat

Location Address (1)
617 N 18TH ST
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 2029

Ownership

SMITH, CHRISTOPHER LYNN
617 N 18TH ST
RICHMOND, IN 47374

Legal

LOT 27 HIGHLAND \*TIF\*



Transfer of Ownership

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

Notes

7/22/2024 Misc: 2025 GENERAL REVAUATION
10/29/2020 Misc: 2021 GENERAL REVAL

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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 950 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**

**Plumbing**

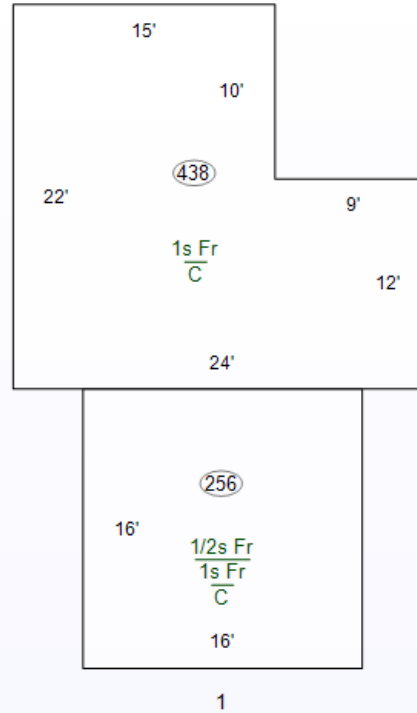
**#** **TF**  
**Full Bath** 1 3  
**Half Bath** 0 0  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1  
**Add Fixtures** 0 0  
**Total** 3 5

**Accommodations**

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

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	694	694	\$80,600	
2					
3					
4					
1/4					
1/2	1Fr	256	256	\$17,400	
3/4					
Attic					
Bsmt					
Crawl		694	0	\$6,600	
Slab					

**Total Base** \$104,600  
**Adjustments** 1 Row Type Adj. x 1.00 \$104,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$104,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$104,600
Garages (+) 0 sqft	\$0	\$104,600
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$62,237</b>

**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	1 1/2	Wood Fr	D-1	1900	1900	125	P		0.85			950 sqft	\$62,237	75%	\$15,560	0%	100%	0.920	1.000	100.00	0.00	0.00	\$14,300
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	P		\$59.52	0.85	\$40.47	12'x22'	\$10,685	75%	\$2,670	0%	100%	0.920	1.000	100.00	0.00	0.00	\$2,500