

89-17-01-240-409.000-030

EHLERS, GREGORY S & JENNIF

417 SW 21ST ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295314 (029)/2953

1/2

General Information

Parcel Number
89-17-01-240-409.000-030
Local Parcel Number
49-01-240-409.000-29

Tax ID:
029-45161-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029)
RICHMOND CITY -WAYNE TWP
School Corp 8385
RICHMOND COMMUNITY
Neighborhood 295314-029
WAYNE-295314 (029)
Section/Plat
4901240
Location Address (1)
417 SW 21ST ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High
Public Utilities ERA
All
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2028

Ownership

EHLERS, GREGORY S & JENNIFER J
417 SW 21ST ST
RICHMOND, IN 47374

Legal

E PT FRACT SEC 1-13-2 1.515A



Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 EHLERS, GREGORY CO /

Notes

8/30/2023 Misc: 2024 GENERAL REVAUATION
9/18/2019 Misc: 2020 GENERAL REVAL
5/19/2010 : 2010: CORRECT CAP 1 LAND ALLOCATION

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

Table with columns for Assessment Year (2025, 2024, 2023), Reason For Change (AA), As Of Date (04/22/2025, 10/24/2024, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$59,500, \$184,800, \$205,800, etc.).

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

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 (Calculated Acreage, Actual Frontage, etc.) and Value (1.52, 342, etc.).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2058 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	208	\$13,800
Patio, Concrete	30	\$200

Plumbing

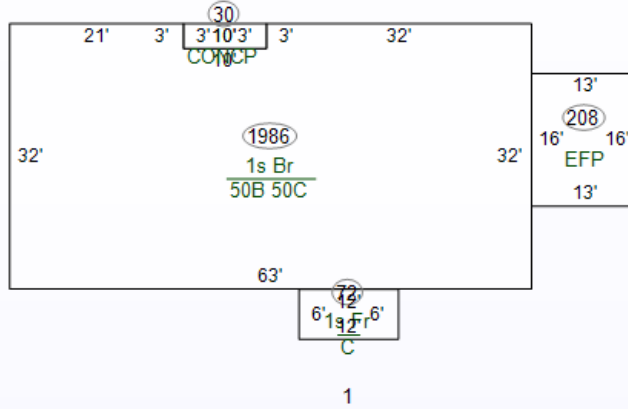
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
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 95	2058	2058	\$183,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	993	0	\$34,600	
Crawl	1065	0	\$7,900	
Slab				

Adjustments	Total Base	\$225,600
1 Row Type Adj. x 1.00		\$225,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2058	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$238,600
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Sub-Total, 1 Units	\$238,600
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Exterior Features (+)	\$14,000	\$252,600
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Garages (+) 0 sqft	\$0	\$252,600
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Quality and Design Factor (Grade)	1.15
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Location Multiplier	0.85
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Replacement Cost	\$246,917
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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	1	5/6 Maso	B-1	1966	1966	59 A		0.85		3,051 sqft	\$246,917	35%	\$160,500	0%	100%	1.070	1.000	100.00	0.00	0.00	\$171,700
2: Detached Garage	1	Wood Fr	C	1966	1966	59 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	40%	\$12,280	0%	100%	1.070	1.000	0.00	0.00	100.00	\$13,100