

89-18-04-210-322.000-030

WICKETT, ZACHARY LEE

43 S 17TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294278 (029)/2942

1/2

General Information

Parcel Number 89-18-04-210-322.000-030
Local Parcel Number 50-04-210-322.000-29

Ownership

WICKETT, ZACHARY LEE
43 S 17TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/20/2017 WICKETT, ZACHARY and 01/01/1900 VANCE, SCOTT M &

Notes

8/7/2024 CYCLICAL: 2025 GENERAL REVAL

Tax ID: 029-15406-00

Legal

O M 492 NE SEC 4-13-1 0.10A

Routing Number 5004210-042

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294278-029 WAYNE-294278 (029)
Section/Plat 5004210
Location Address (1) 43 S 17TH ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.11), Actual Frontage (33), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$13,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,600).

Zoning

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. Row: F, F, 33, 33x139, 1.02, \$403, \$411, \$13,563, 0%, 1.0000, 100.00, 0.00, 0.00, \$13,560.

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 04/23/2024 js

Appraiser 08/07/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1498 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	120	\$7,500
Porch, Enclosed Frame	18	\$2,600
Porch, Open Frame	72	\$5,300
Patio, Concrete	120	\$1,000

Plumbing

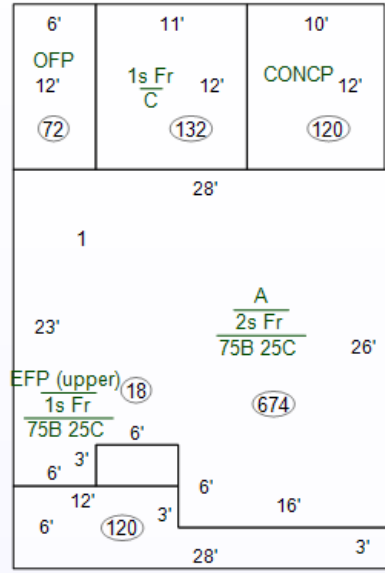
**TF**
Full Bath 1 3
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 7

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 1
Family Rooms 0
Total Rooms 6

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	824	824	\$90,600	
2	1Fr	674	674	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic		674	0	\$6,900	
Bsmt		519	0	\$24,700	
Crawl		305	0	\$4,500	
Slab					

Total Base \$168,400
Adjustments 1 Row Type Adj. x 1.00 \$168,400

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

Sub-Total, One Unit \$170,000

Sub-Total, 1 Units

Exterior Features (+)	\$16,400	\$186,400
Garages (+) 0 sqft	\$0	\$186,400
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$150,518

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-1	1900	1900	125 A		0.85		2,691 sqft	\$150,518	45%	\$82,780	9%	100%	0.950	1.000	100.00	0.00	0.00	\$71,600
2: Detached Garage/Boat H	1	Wood Fr	C	1999	1999	26 F	\$48.82	0.85	\$41.50	18'x22'	\$16,433	28%	\$11,830	0%	100%	0.950	1.000	100.00	0.00	0.00	\$11,200