

89-18-04-410-315.000-030

SMITH, MEGAN ROSE

517 S 17TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294383 (029)/2943

1/2

General Information

Parcel Number 89-18-04-410-315.000-030
Local Parcel Number 50-04-410-315.000-29

Ownership

SMITH, MEGAN ROSE
517 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 show dates 11/03/2016 and 01/01/1900.

Notes

12/21/2022 Misc: 2023 GENERAL REVALUATION

Tax ID: 029-30478-00

Routing Number 5004410-028

Property Class 510
1 Family Dwell - Platted Lot

Legal

LOT 6 REPLAT OF DILKS ADDN EX 50 FT ST R/W
EX 77.5 X 143.8 FT EX 77.5 X 110.12 FT EX 77.5 X 143.8 FT



Res

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294383-029
WAYNE-294383 (029)

Section/Plat 5004410

Location Address (1)
517 S 17TH ST
RICHMOND, IN 47374

Zoning

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 2027

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2025, 2024, 2023, 2022, 2021.

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

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 shows values for F, F, 78, 78x110, 0.93, \$275, \$256, \$19,968, 0%, 1.0000, 100.00, 0.00, 0.00, \$19,970.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (78), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$20,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,000).

Data Source External Only

Collector 11/28/2022 bb

Appraiser 12/21/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1120 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
Patio, Concrete	25	\$200
Patio, Concrete	120	\$1,000

**Plumbing**

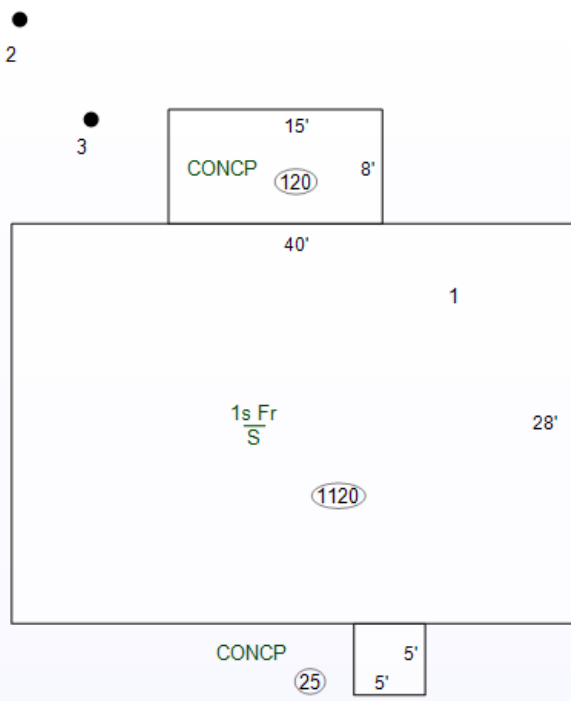
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1120	1120	\$113,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1120	0	\$0	
			<b>Total Base</b>	<b>\$113,100</b>

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1120	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$118,700
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$1,200	\$119,900
Garages (+) 0 sqft	\$0	\$119,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$91,724</b>

**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	Wood Fr	D+2	1961	1975	50 A		0.85		1,120 sqft	\$91,724	40%	\$55,030	0%	100%	1.240	1.000	100.00	0.00	0.00	\$68,200
2: Detached Garage/Boat H	1	Wood Fr	D	1964	1964	61 A	\$46.21	0.85	\$31.42	20'x22'	\$13,826	47%	\$7,330	0%	100%	1.240	1.000	100.00	0.00	0.00	\$9,100
3: Utility Shed	1	SV	D	1985	1985	40 F		0.85		8'x10'		70%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0