

89-18-06-110-409.000-030

WOLF, JOAN M & JENNIFER S O

1708 SW A ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-110-409.000-030
Local Parcel Number 50-06-110-409.000-29

Tax ID: 029-25071-00

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 294411-029
WAYNE-294411 (029)

Section/Plat 5006110

Location Address (1)
1708 SW A 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 2028

Ownership

WOLF, JOAN M & JENNIFER S OBER
1708 SW A ST
RICHMOND, IN 47374

Legal

LOT 11 DYE & PRICE



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/Total values for Res (1), (2), and (3).

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.

F F 42 42x130 0.99 \$336 \$333 \$13,986 0% 1.0000 100.00 0.00 0.00 \$13,990

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 12/27/2016 and 01/01/1900.

Notes

9/13/2023 Misc: 2024 GENERAL REVAL

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (0.13), Actual Frontage (42), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$14,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,000).

Data Source External Only

Collector 09/07/2023 js

Appraiser 09/13/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	900 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Canopy, Shed Type	40	\$500
Stoop, Masonry	40	\$2,300
Wood Deck	64	\$2,300
Canopy, Shed Type	48	\$500
Stoop, Masonry	48	\$2,300

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

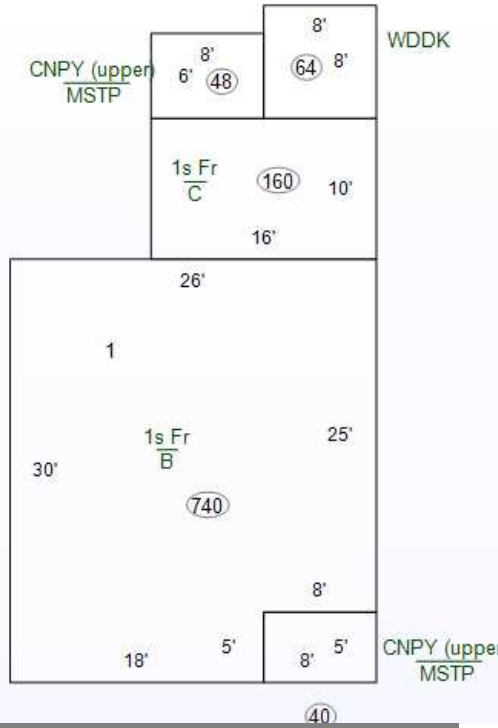
Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	900	900	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	740	0	\$29,600	
Crawl	160	0	\$3,500	
Slab				
			Total Base	\$130,000
Adjustments			1 Row Type Adj. x 1.00	\$130,000
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:900	\$4,400
No Elec (-)				\$0
Plumbing (+ / -)			5 - 5 = 0 x \$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
			Sub-Total, One Unit	\$134,400
			Sub-Total, 1 Units	
Exterior Features (+)			\$7,900	\$142,300
Garages (+) 0 sqft			\$0	\$142,300
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.85
			Replacement Cost	\$96,764

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	1945	1975	50 A		0.85		1,640 sqft	\$96,764	40%	\$58,060	0%	100%	1.050	1.000	100.00	0.00	0.00	\$61,000
2: Detached Garage/Boat H	1	Wood Fr	D	1945	1945	80 F	\$51.44	0.85	\$34.98	12'x28'	\$11,753	65%	\$4,110	0%	100%	1.050	1.000	100.00	0.00	0.00	\$4,300