

89-18-06-110-709.000-030

DREADEN, WILLIAM H

169 SW 17TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-110-709.000-030
Local Parcel Number 50-06-110-709.000-29

Ownership

DREADEN, WILLIAM H
169 SW 17TH ST
RICHMOND, IN 47374

Transfer of Ownership

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

Notes

8/21/2023 Misc: 2024 GENERAL REVAL

Tax ID: 029-15679-00

Legal

LOT 13 DENNING

Routing Number

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)

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) 169 SW 17TH ST RICHMOND, IN 47374

Table with 7 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)

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

Table with 15 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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/11/2023 js

Appraiser 08/21/2023 Nexus

Land Computations

Table with 2 columns: Land Computations, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$16,800

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 968 sqft  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Patio, Concrete	48	\$400
Patio, Concrete	288	\$2,200

**Plumbing**

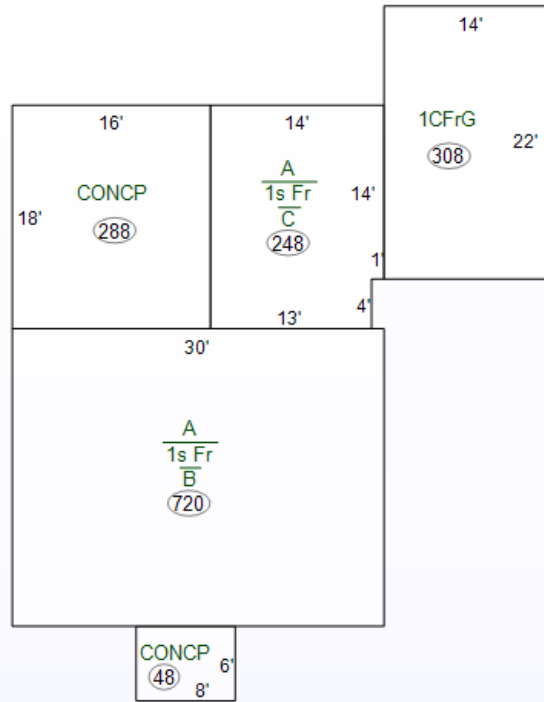
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	968	968	\$103,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	968	0	\$8,300	
Bsmt	720	0	\$29,100	
Crawl	248	0	\$4,200	
Slab				

**Total Base** \$144,800

**Adjustments 1 Row Type Adj. x 1.00** \$144,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:400	\$5,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:968 A:968	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$154,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,600	\$157,000
Garages (+) 308 sqft	\$15,000	\$172,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$124,270

**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	Wood Fr	D+1	1946	1965	60	A			0.85		2,656 sqft	\$124,270	45%	\$68,350	0%	100%	1.050	1.000	100.00	0.00	0.00	\$71,800